BILL GARRETT, Davidson County
Trans:T20170016344 DEEDWARR
Recvd: 02/24/17 10:58 2 pgs
Fees:13.00 Taxes:795.50
20170224-0018573

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2017.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: 3/7/17

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Third Coast Properties 207 Geri's Way Lebanon, TN 37087	New Owner	83-2-184.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Southern Spaces, LLC a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Third Coast Properties, LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, of record in Plat Book 332, page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Louise Groves, married, dated November 23, 2016, recorded November 29, 2016, of record in Instrument No. 20161129-0124801, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Louise Groves, married by Warranty Deed from Karen D. Alexander, unmarried, dated August 4, 2016, recorded August 8, 2016, of record in Instrument No. 20160808-0082081, said Register's, and further, being the same property conveyed to Karen D. Alexander by Quitclaim Deed from Willie Mae Skeean, an unmarried person, dated July 11, 2015, recorded July 13, 2015, of record in Instrument No. 20150713-0068085, said Register's Office, and further, being the same property conveyed to Katherine Skeean, unmarried by Warranty Deed from Christine Roper, widow, dated May 6, 1987, recorded May 14, 1987, of record in Book 7235, page 640, said Register's Office. The said Katherine Skeean having since died intestate on December 4, 2006, property vesting in her heirs at law: Willie Mae Skeean and Karen D. Alexander as attested to in Affidavit of Heirship of record in Instrument No. 20150713-0068084, said Register's Office.

This is Unimproved property located at: 1616 Douglas Ave, Nashville, TN 37206

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2017.

Southern Spaces, LLC
a Tennessee limited liability company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Manager of Southern Spaces, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Southern Spaces, LLC, by the said Lannie K. Boswell as its Manager.

WITNESS my hand and seal at office this 22nd day of February, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public

My Commission expires: 3/7/17