BILL GARRETT, Davidson County
Trans:T20170046496 DEEDWARR
Recvd: 06/01/17 13:38 2 pgs
Fees:13.00 Taxes:1341.25
20170601-0054557

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 $362,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2017.

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Notary Public

My Commission Expires: 5-8-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Robert Carey Andrea Susan Carey 2420 A Brasher Ave Nashville, TN 37206	Simmons Bank 425 W. Capitol 12th Floor Little Rock, AR 72201	72-13-W-1.00

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 **Jacob Robert Carey and Andrea Susan Carey, husband and wife**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit "A", on the plan of 2420 Brasher Avenue Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 2420 Brasher Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20160909-0095017, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2420 Brasher Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from K. Ryan Meadows, a married man, dated May 25, 2016, recorded May 26, 2016, of record in Instrument No. 20160526-0053236, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to K. Ryan Meadows, a married man by Warranty Deed from Peggy Campbell, dated March 30, 2016, recorded April 1, 2016, of record in Instrument No. 20160401-0030966, said Register's Office, and further, being the same property conveyed to Peggy Campbell by Quitclaim Deed from Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees to the Morris Family Revocable Living Trust Agreement dated 3/29/1995, deed dated December 31, 2015, recorded January 13, 2016, of record in Instrument No. 20160113-0003396, said Register's Office, and further, being the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Living Trust Agreement dated 3/29/1995 by Quitclaim Deed from Edward D. Morris and wife, Elsa S. Morris, dated March 29, 1995, recorded March 31, 1995, of record in Book 9632, page 824,

said Register's Office.

This is improved property located at: 2420 A Brasher 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 30th day of May, 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, LLC, 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 **30**th day of May, 2017.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 3/8/21