WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1002

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2017

Notary Public
Commission Expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 25704 **DEEDWARR**
11/15/2017 09:49:25 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20171115-0117253

Address of New Owner	Send Tax Bills To:	Map & Parcel
Southern Spaces LLC 1103 N 5th Street Nashville, TN 37207	Southern Spaces, LLC 758 Brook Hollow Rd Nashville, TN 37205	082-04-0-006.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda Dean, Trustee of The 1103 North 5th Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Southern Spaces LLC, a Tennessee limited liability company

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 Nos. 68 and 69 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 68 and 69 adjoin and front together 62 feet on the East side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to The 1103 North 5th Trust by Warranty Deed from Yolanda Stafford, married of record in Instrument No. 20171023-0108530 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 23, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1103 N 5th Street, Nashville, TN 37207.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of November, 2017.

The 1103 North 5th Trust

By: Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda Dean, Trustee of The 1103 North 5th Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of November, 2017.

Notary Public
My Commission Expires: 5.5.19

EMMALYN G HENDRICK STATE OF TENNESSEE NOTARY PUBLIC OF ROBERTSON

(Notary Seal)