THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

MT7217

Bill Garrett Davidson County
Batch# 39867 DEEDWARR
12/20/2017 10:50:39 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20171220-0129546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

X _____
Affiant

Subscribed and sworn to before me, this the 19th day of December, 2017.

_____
Notary Public

My Commission Expires: 2-25-20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Costello 1329 B Pennock Ave Nashville, TN 37207	F&M Bank 2081 Wilma Rudolph Blvd. Clarksville, TN 37040	71-15-553.00

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 **Joshua Costello, unmarried,** 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. 247 on the Plan of Highland Land Company's subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lots No. 247 fronts 25 feet on the Easterly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Quitclaim Deed (creating new parcel) from Southern Spaces, LLC, a Tennessee limited liability company, dated February 13, 2017, recorded February 13, 2017, of record in Instrument No. 20170213-0014780, Register's Office for Davidson County, Tennessee;

And further, being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Meridian Development LLC, dated January 4, 2017, recorded January 5, 2017, of record in Instrument No. 20170105-0001157, said Register's Office;

This is improved property located at: 1329 B Pennock Ave, Nashville, TN 37207

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. The 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 18th day of December, 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 a Tennessee limited liability company, 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 a Tennessee limited liability company, by the said Lannie K. Boswell as its manager.

WITNESS my hand and seal at office this 18th day of December, 2017.

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

_____
Notary Public

My Commission expires: 3/8/2021