Bill Garrett Davidson County
Batch# 116822 DEEDWARR
07/16/2018 04:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20180716-0069043

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Southern Spaces, LLC
4101 Fessler's Lane
Nashville TN 37210

SEND TAX BILL TO:
Owner

MORTGAGEE
_____
_____
_____, _____ _____

MAP 105
GROUP 1
PARCEL 131.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Real Estate Rentals, LLC, A Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Southern Spaces, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 37 ON THE PLAN OF B.F SHIELD'S HEIRS' ADDITION, AS SHOWN IN BOOK 57, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 37 FRONTS 50.3 FEET ON THE EASTERLY SIDE OF VILLA PLACE, AND RUNS BACK BETWEEN PARALLEL LINES 140.75 FEET TO AN ALLEY.

Being the same property conveyed Real Estate Rentals, LLC, a Tennessee limited liability company, by Quitclaim Deed from , Foundation Realty, LLC, a Tennessee limited liability company of record Instrument No _201807160069042_____, Register's Office for said County.

Being the same property conveyed to Real Estate Rentals, LLC, A Tennessee Limited Liability Company by deed from Real Estate Rentals, LLC, a Tennessee limited liability company formerly known as, Foundation Realty, LLC, a Tennessee limited liability company dated February 9, 2007 and recorded in Instrument no. 20070214-0018632 said Register's Office.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 57, page 31, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1008A Villa Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Southern Spaces, LLC, a Tennessee limited liability company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend

the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 16th day of July, 2018.

Real Estate Rentals, LLC, A Tennessee Limited Liability Company

Member/Manager
By: Eric Sox, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **Real Estate Rentals, LLC, A Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 16th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

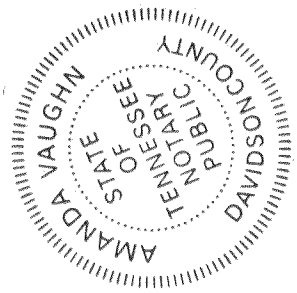
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)