This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3586

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RES-19-215

Karen Johnson Davidson County
Batch# 192794 DEEDWARR
02/07/2019 09:41:09 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190207-0011739

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $449,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

Subscribed and sworn to before me, this the 4th day of February, 2019

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon R. Mikula Toby Mikula 315 Gatewood Ave Nashville, TN 37207	new owners	071-11-0-190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Southern Spaces, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shannon R. Mikula and Toby Mikula, wife and husband**, hereinafter called the Grantee(s), his/her/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 the easterly 50 feet of Lot No. 40 on the Plan of Trinity Heights, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 40 fronts 50 feet on the northerly side of Gatewood Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from M & R Urban Ventures I, LLC, a Tennessee limited liability company, dated January 3, 2018, recorded January 4, 2018, of record in Instrument No. 20180104-0001196, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to M & R Urban Ventures I, LLC by Warranty Deed from Keith Whitley and wife, Katherine E. Whitley, dated April 23, 2013, recorded April 29, 2013, of record in Instrument No. 20130429-0042291, said Register's Office.

This is improved property located at: **315 Gatewood Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2019 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 4th day of February, 2019.

GRANTOR:

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, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of February, 2019.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM