WARRANTY DEED

Karen Johnson Davidson County
Batch# 256694 DEEDWARR
07/15/2019 09:36:30 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190715-0068643

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of July, 2019

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Southern Spaces, LLC	Same	07210031900
401 Fesslers Lane		
Nashville, TN 37210-2907		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shirley Ruth Perry**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Southern Spaces, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 on the plan of Chas. U. Coggins' First Addition to Nashville, of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hart Perry, Jr., from Raymond Butner and wife, Earline R. Butner by Warranty Deed on September 9, 1964 of record in Book 3810, Page 769, Register's Office for Davidson County, Tennessee. The said Hart Perry, Jr. having since died intestate on October 14, 2007, leaving said property to Shirley Ruth Perry, Stephanie Perry Rice, Lida Perry, and Audrey Hampton, his Heirs-at-law, as evidence by the Affidavit of Heirship of record in Instrument Number 20080416-0038643, Register's Office for Davidson County, Tennessee. Further conveyed to Shirley Ruth Perry from Stephanie Perry Rice, Lida Perry and Audrey Hampton by Quitclaim Deed on April 9, 2008, of record in Instrument Number 20080416-0038644, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1630 Chase Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 10, 2019.

Shirley Ruth Perry

Shirley Ruth Perry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shirley Ruth Perry** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 10, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, **Andy Maloney, do hereby 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 is a true and correct copy** of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY