(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 366720 **DEEDWARR**
03/04/2020 12:25:13 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200304-0024108

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Spaces, LLC	Southern Spaces, LLC	Parent parcel being Map/ Parcel No. 091-10-0-225.00
(NAME)	(NAME)	
504 Nichol Road	401 Fessler's Ln	091-10-0-Y-001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37210	091-10-0-Y-002.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Enterprise Homes and Remodeling, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Spaces, LLC, a Tennessee limited liabilty 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:

Real property located in Davidson County, Tennessee, being known and designated as Units Nos. 504A and 504B, pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 504 Nichol Rd., a Horizontal property Regime, of record in Instrument No. 20190703-0065393, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Frank Jackson and wife, Viola Cauthron Jackson by Warranty Deed from C. E. Davis and wife, Susie Davis, dated December 20, 1951, of record in Book 2031, page 332, Register's Office for Davidson County, Tennessee.

Said property vested sole in Joseph Frank Jackson pursuant to Final Decree of Divorce of the Fourth Circuit Court of Davidson County, Tennessee, No. 45475, Minute Book 45, page 475, Davidson County Circuit Court Clerk's Office. Joseph Frank Jackson died, leaving as his only heirs at law his two daughters, Linda Ruof and Norma Hand. (See Affidavit of Heirship of record in Book 10470, page 788, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Linda Ruof by Quitclaim Deed from Norma Hand, dated December 22, 2006, of record in Instrument No. 20061222-0157983, Register's Office for Davidson County, Tennessee.

Joseph Frank Jackson died on December 21, 1995, leaving as his only heirs at law his two daughters, Linda Ruof and Brenda Kay Keen. Decedent identified Norma Hand as his child even though she was not his biological child or legally adopted child. (See Affidavit of Heirship of record in Instrument No. 20190524-0049581, Register's Office for Davidson County, Tennessee.)

Brenda Kay Keen died intestate on February 4, 2015, leaving as her only heirs at law her two children Suzanne Reed and Steven Reed. (See Affidavits of Heriship of record in Instrument No. 20190524-0049582 and Instrument No. 20190524-0049583, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Linda Ruof by Quitclaim Deed from Steven Reed, dated March 20, 2019, of record in Instrument No. 20190524-0049584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Ruof by Quitclaim Deed from Suzanne Renee Reed, dated April 19, 2019, of record in Instrument No. 20190524-0049585; and by Quitclaim Deed from Suzanne Renee Reed, dated April 26, 2019, of record in Instrument No. 20190524-0049586, Register's Office for Davidson County, Tennessee. See also Affidavit of record in Instrument No. 20190524-0049587, Register's Office for Davidson County, Tennessee.

Linda Ruof died intestate on April 24, 2019, leaving as her only heirs at law her two children, Billy Joe Walls and Melinda Kay Walls. (See Affidavits of Heirship of record in Instrument No. 20190524-0049588 and Instrument No. 20190524-0049589, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Bradley Joseph Bars, a married man, by Warranty Deed from Billy Joe Walls, a single man and Melinda Kay Walls, a single woman, dated May 22, 2019, of record in Instrument No. 20190524-0049590, Register's Office for Davidson County, Tennessee.

AND being the same property conveyed to Enterprise Homes and Remodeling, LLC, by Warranty Deed from Bradley Joseph Bars, married, dated July 16, 2019, of record in Instrument No. 20190718-0070487; and by Warranty Deed from Bradley Joseph Bars, married, dated July 16, 2019, of record in Instrument No. 20190718-0070494, both in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 504 Nichol Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Plat Book 332, page 7; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190703-0065393; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 my/our hands this 28th day of February, 2020.

Enterprise Homes and Remodeling, LLC

By: Victor Apple
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Victor Apple with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Enterprise Homes and Remodeling, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 28th day of February, 2020.

Notary Public
My Commission Expires:

ANGELA R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

File No.: 31181