This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7786

Karen Johnson Davidson County
Batch# 437494 DEEDWARR
07/14/2020 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200714-0077040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2020.

Notary Public
My Commission Expires: _____

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces, LLC 401 Fesslers Lane Nashville, TN 37210	New Owner	091-10-0-244

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 consideration, the receipt of which is hereby acknowledged, I/we, **Leah S. Dorton, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Southern Spaces LLC, a Tennessee Limited Liability Company**, 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 Lot No. 3 and the southerly one-half of Lot No. 2 of Block "A" on the Map of Mrs. S. E. Drakes Subdivision of Block "A" and J. M. Davidson's Subdivision of Block "B" of Vernon & Lovell's Coleman Heights, as of record in Plan Book 332, page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and part of Lot No. 2 front together 75 feet on the westerly side of Foster Street (now Snyder Avenue), and runs back between parallel lines 155 feet (150 feet by field measurement) to an alley.

Being the same property conveyed to Leah S. Dorton by Warranty Deed from Eddie L. Porter, Sr., dated June 2, 2006, recorded June 7, 2006, of record in Instrument No. 20060607-0067760, Register's Office for Davidson County, Tennessee.

Rebekah Dorton joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **523 Snyder Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 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 13th day of July, 2020.

GRANTOR:

Leah S. Dorton

Rebekah Dorton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leah S. Dorton and Rebekah Dorton, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of July, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5.2.22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

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

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

