Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13881-AP

Karen Johnson Davidson County
Batch# 721938 DEEDWARR
09/22/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210922-0127551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of September, 2021.

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Southern Spaces LLC 401 Fesslers Lane Nashville, TN 37210	New Owner	071-15-0-219

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, **Felecia Bransford, Howard Bransford, Calvin Bransford, and Floyd Bransford, Jr**, 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 Lots 94 and 95 on the Plat of The Highland Land Company's Subdivision, of record in Book 421, page 14, in the Register's Office for Davidson County, Tennessee.

Said Lots 94 and 95 front together 50 feet on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Floyd J. Bransford et ux Marjorie Bransford by Warranty Deed from Nettie I. Palmore, a widow, dated August 13, 1971, recorded August 16, 1971, of record in Book 4529, page 516, Register's Office for Davidson County, Tennessee. The said Floyd J. Bransford having since died on November 4, 1992, property vesting in Marjorie Bransford by operation of law as sole surviving heir in the entirety. The said Marjorie Bransford having since died intestate on August 6, 2019, property vesting in her heirs at law: Felecia Bransford; Howard Bransford; Calvin Bransford; and Floyd Bransford, Jr., according to Affidavit of Heirship of record in Instrument No. 20210708-0091858; and Instrument No. 20210708-0091859, said Register's Office.

This is improved property located at: **1321 Stainback Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2021 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 17th day of September, 2021.

GRANTOR:

Felecia Bransford

Felecia Bransford

Howard Bransford

Howard Bransford

Calvin Bransford

Calvin Bransford

Floyd Bransford Jr.

Floyd Bransford, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Felecia Bransford, Howard Bransford, Calvin Bransford, and Floyd Bransford, Jr, 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 17th day of September, 2021.

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

C M Corriveau

Notary Public
My Commission expires: 3/3/2025

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 17, 2021.

Affiant Signature

9/17/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

