WARRANTY DEED

Karen Johnson Davidson County
Batch# 856497 DEEDWARR
05/17/2022 10:38:01 AM 4 pgs
Fees: $23.00 Taxes: $2,932.25

20220517-0056580

O-VRES-22-7407-7430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.7.2024 (AFFIX SEAL)

TRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Southern Spaces, LLC	New owner	
(NAME)	(NAME)	**100-00-0-042.00 AND 100-00-0-041.00**
7407 & 7430 Indian Creek Rd	401 Fesslers Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM MICHAEL MASSEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHERN SPACES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel Commonly Known as 7430 INDIAN CREEK RD - Map/Parcel 100-00-0-041.00:

Tract 1

Being a certain tract or parcel of land situated in the Thirty-fifth (35th) Council District of Davidson County, Tennessee, being Tract 1 of that property conveyed to Phillip M. Loughrey as recorded in Book 5958 Page 974 in the Register's Office of Davidson County, Tennessee, said property being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the west right-of-way of Indian Creek Road, being the southeast corner of Leslie Mondelli (Book 8960 Page 164) and the northeast corner of the property described herein; thence leaving Mondelli and running with said right-of-way South 04 degrees 47 minutes 08 seconds West for a distance of 198.11 feet to a 5/8-inch rebar set, being the northeast corner of Tract 2 and the southeast corner of the property described herein; thence leaving said right-of-way and running with the north line of Tract 2 North 79 degrees 05 minutes 54 seconds West for a distance of 1158.42 feet to a steel post found in the east line of Indian Creek Partners (Instr. 20130904-0093097), said point being the northwest corner of Tract 2 and the southwest corner of the property described herein; thence leaving Tract 2 and running with Indian Creek Partners North 06 degrees 59 minutes 48 seconds East for a distance of 198.72 feet to a steel post found, being the southwest corner of Leslie Mondelli (Book 8960 Page 164) and the northwest corner of the property described herein; thence leaving Indian Creek Partners and running with the south line of Mondelli South 79 degrees 02 minutes 05 seconds East for a distance of 1150.85 feet to the point of beginning and containing **5.24 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on March 13, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Tract 2

Being a certain tract or parcel of land situated in the Thirty-fifth (35th) Council District of Davidson County, Tennessee, being Tract 2 of that property conveyed to Phillip M. Loughrey as recorded in Book 5958 Page 974 in the Register's Office of Davidson County, Tennessee, said property being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the west right-of-way of Indian Creek Road, being located South 04 degrees 47 minutes 08 seconds West at a distance of 198.11 feet from the southeast corner of Leslie Mondelli (Book 8960 Page 164), said point being the southeast corner of Tract 1 and the northeast corner of the property described herein; thence leaving Tract 1 and running with said right-of-way South 04 degrees 47

minutes 08 seconds West for a distance of 34.02 feet to a 5/8-inch rebar set in a curve to the right (Radius = 1472.15 feet, Delta = 06 degrees 23 minutes 03 seconds); thence running with said right-of-way and curve a chord bearing of South 07 degrees 58 minutes 39 seconds West for a chord distance of 163.95 feet to a 5/8-inch rebar set, being the northeast corner of Tract 3 and the southeast corner of the property described herein; thence leaving said right-of-way and running with the north line of Tract 3 North 79 degrees 07 minutes 55 seconds West for a distance of 1156.56 feet to a 5/8-inch rebar set in the east line of Indian Creek Partners (Instr. 20130904-0093097), said point being the northwest corner of Tract 3 and the southwest corner of the property described herein; thence leaving Tract 3 and running with Indian Creek Partners North 06 degrees 54 minutes 18 seconds East for a distance of 198.72 feet to a steel post found, being the southwest corner of Tract 1 and the northwest corner of the property described herein; thence leaving Indian Creek Partners and running with the south line of Tract 1 South 79 degrees 05 minutes 54 seconds East for a distance of 1158.42 feet to the point of beginning and containing **5.27 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on March 13, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Tract 3

Being a certain tract or parcel of land situated in the Thirty-fifth (35th) Council District of Davidson County, Tennessee, being Tract 3 of that property conveyed to Phillip M. Loughrey as recorded in Instrument Book 5958 Page 974 in the Register's Office of Davidson County, Tennessee, said property being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found in the west right-of-way of Indian Creek Road, said point being the northeast corner of Cooper Bates (Book 5017 Page 130) and the southeast corner of the property described herein; thence leaving said right-of-way and running with the north line of Bates North 79 degrees 09 minutes 16 seconds West for a distance of 1138.07 feet to a steel post found in the east line of Indian Creek Partners (Instr. 20130904-0093097), said point being the northwest corner of Bates and the southwest corner of the property described herein; thence leaving Bates and running with Indian Creek Partners North 06 degrees 54 minutes 18 seconds East for a distance of 248.67 feet to a 5/8-inch rebar set, being the southwest corner of Tract 2 and the northwest corner of the property described herein; thence leaving Indian Creek Partners and running with the south line of Tract 2 South 79 degrees 07 minutes 55 seconds East for a distance of 1156.56 feet to a 5/8-inch rebar set in the west right-of-way of Indian Creek Road, being the southeast corner of Tract 2 and the northeast corner of the property described herein; thence leaving Tract 2 and running with said right-of-way South 11 degrees 10 minutes 10 seconds West for a distance of 247.63 feet to the point of beginning and containing **6.53 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on March 13, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Survey for the above refernced Tracts 1,2, and 3 attached hereto as "Exhibit A".

Tract 4

Parcel commonly known as 7407 INDIAN CREEK RD - Map/Parcel 100-00-0-042.00:

Being Lot No. 4A on the Plan of Rowena O'Brien Farm, Section 2, as of record in Book 5210, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The above Tracts 1,2,3, and 4 all being a portion of the same property conveyed by Rowena H. O'Brien to Phillip M. Loughrey and wife, Susanne B. Loughrey, by Warranty Deed dated March 13, 1976 and recorded in Book 5016, Page 977, Register's Office for Davidson County, Tennessee and further conveyed to Phillip M. Loughrey from Susanne B. Loughrey by Quitclaim Deed dated October 27, 1982 of record in Book 5958 Page 974 and pursuant to the Divorce Decree and Property Settlement Agreement entered in the case styled *Susanne Berry Loughrey v. Phillip Maynard Edward Loughrey,* Civil Action No. 82D-1612, Second Circuit Court of Davidson County, Tennessee.

The said Phillip M. Loughrey having since died Testate on September 6, 2020.

The said property vested at his death in William Michael Massey as Devisee under Last Will and Testament of Phillip M. Loughrey probated in Case No. 20P-1535, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Further being a portion of the same property conveyed to William Michael Massey by Executor's Quitclaim Deed from Peggy Mathes, as administrator of the Estate of Phillip M. Loughrey, deceased of record in Instrument Number 20211122-0154672, Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 22, 2021.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7407 & 7430 Indian Creek Rd, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10 DAY OF MAY, 2022

William Michael Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MICHAEL MASSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

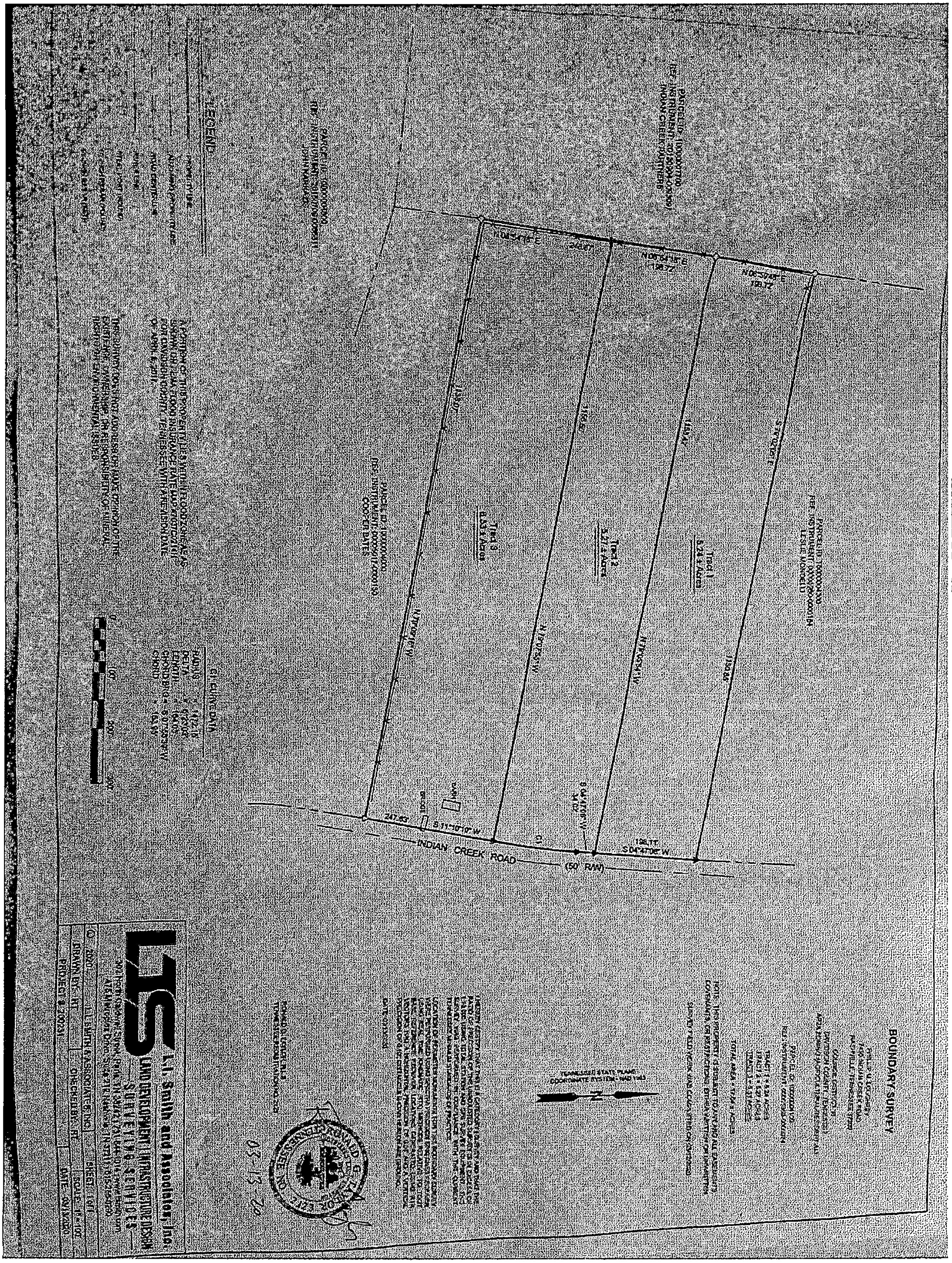
Witness my hand and official seal, this the 10 of May, 2022.

Notary Public
My Commission Expires: 06/11/2023
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"


BOUNDARY SURVEY
LEGEND
Tract 1
Tract 2
Tract 3
INDIAN CREEK ROAD
(50' R/W)
C1 CURVE DATA
L.T. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES