This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $124,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 13th day of February, 2015.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steve Shane 1314 Pennock Ave Nashville, TN 37207	HEW OWNER	07115015800

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MOTHERSHIP VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVE SHANE AND BLAIR CALHOUN SHANE, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 285 and 286 on the Plan of The Highland Co's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mothership Ventures, LLC by Quitclaim deed from Southern Home Rescue, a Tennessee General Partnership of record in Instrument No. 20130703-0069057 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 3, 2013.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1314 Pennock Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of February, 2015.

Mothership Ventures, LLC

John L Hickman, Member
By: John L. Hickman, Member / MVLLC

BILL GARRETT, Davidson County
Trans:T20150013200 DEEDWARR
Recvd: 02/23/15 16:00 2 pgs
Fees:13.00 Taxes:458.80
20150223-0015578

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John L Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a TN LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said John L Hickman as such member.

Witness my hand and official seal this 13th day of February, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY