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 $114,000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2015.

Notary Public
My commission expires: 1-9-16

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Loper ~~898 Sharpe Ave~~ ~~Nashville, TN 37206~~ **1116 Cages Bend Court** **Gallatin, TN 37066**	SAME AS NEW OWNER	082-04-0-210.00

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 DANIEL LOPER, 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 parts of Lot No. 8 and 9 on the Plan of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The legal description set forth in previously recorded Deeds is as follows:

Being the same property conveyed to Mothership Ventures, LLC by Quitclaim deed from John L. Hickman of record in Instrument No. 20130703-0069082 Register's Office for Davidson County, Tennessee, dated June 27, 2013 and recorded on July 03, 2013.

A new survey has been obtained for the purpose of providing a more accurate description of the Property and the new legal description is set forth below:

BEING a tract of land in the 5th Civil District of Davidson County, Tennessee, and being parts of Lots 8 and 9 on the Plan of Thornby Place of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin in concrete, in the southern right-of-way of Sharpe Avenue, being the northeast corner of a tract owned by Al Smith et ux as of record in Book 5683, Page 242 in the Register's Office for Davidson County, Tennessee, and being the northwest corner of this tract, THENCE with said right-of-way of Sharpe Avenue, S 90 deg. 00 min. 00 sec. E 50.00' to an iron pin (N); THENCE S 22 deg. 54 min. 53 sec. E 30.00' to a new iron pin set in the westerly right-of-way of McFerrin Avenue, THENCE with said Right-of-Way S 27 deg. 14 min. 23 sec. W 82.01' to an iron pin (0) also being the northeast corner of a tract owned by James Patterson as of record in Book 7751, Page 162 in the Register's Office for Davidson County, Tennessee, THENCE N 80 deg. 00 min. 00 sec. 44.99' to an iron pipe, THENCE N 10 deg. 00 min. 00 sec. E 103.51' to the point of beginning containing 6015.88 sq. feet, more or less, as per a survey by C & K Surveyors, R.L.S. # 2395 dated 5/28/2015.

Being the same property conveyed to Mothership Ventures, LLC by Quitclaim Deed from John L. Hickman which deed is dated June 27, 2013 and recorded as Instrument No. 20130703-0069082, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 898 Sharpe Ave, Nashville, TN 37206.

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.

BILL GARRETT, Davidson County
Trans:T20150043359 DEEDWARR
Recvd: 06/03/15 09:53 2 pgs
Fees:13.00 Taxes:421.80
20150603-0051615

Witness my hand this the 29th day of May, 2015.

Mothership Ventures, LLC

John L Hickman, member

By: John L Hickman, Member

STATE OF Tennessee
COUNTY OF Williamson

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 oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said John L. Hickman as such Member.

Witness my hand and official seal this 29th day of May, 2015

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY