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

BILL GARRETT, Davidson County
Trans:T20160025119 DEEDWARR
Recvd: 03/29/16 10:08 2 pgs
Fees:13.00 Taxes:628.82
20160329-0029353

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $169,950.00.

Affiant

Subscribed and sworn before me this the 23rd day of March, 2016.

Notary Public
My commission expires: 5-27-19

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Madeline Cothren 2903 Jones Avenue Nashville, TN 37207	New Owner	060-12-0-138.00

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 MADELINE COTHREN, 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 Lots Nos. 11 and 12 on the final plan of Joywood Heights, Sec. 3, not of record, according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, being also known as parts of Lots 3 and 4 on the Plan of a resubdivision of said lots 11 and 12, not of record, described according to a survey made by George W. Watkins, Surveyor, January 15, 1960 being described in part according to a survey made by John Kohl dated December 5, 1975, as follows:

Beginning at a point of the southeasterly margin of Jones Avenue, extended at the northeast corner of the property conveyed to James C. Clark and wife, by deed from J.T. Murphree and wife, of record in Book 3028, page 5 of the Register's Office for said county; thence with the southeasterly margin of said Avenue northeastwardly 105 ft. to an iron pin; thence South 33 degrees 25" east 186.1 ft. to an iron pin; thence south 56 degrees 30' west 93.2 ft. to an iron pin; thence north 35 degrees 50' west 188.3 ft to the beginning.

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. 20130703-0069058 Register's Office for Davidson County, Tennessee, dated 06/27/2013 and recorded on 07/03/2013. (Value of consideration shown in aforementioned deed $0.)

Being also known as 2903 Jones Ave Nashville, TN 37207.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED____UNIMPROVED PROPERTY KNOWN AS 2903 Jones Avenue, 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 23rd day of March, 2016.

John L Hickman, member
Mothership Ventures, LLC

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John 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 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 Hickman as such Member.

Witness my hand and official seal this 23rd day of March, 2016.

My Commission Expires: 1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY