Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1218

BILL GARRETT, Davidson County
Trans:T20160025936 DEEDWARR
Recvd: 03/31/16 09:45 2 pgs
Fees:13.00 Taxes:669.70
20160331-0030374

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Pace 898 Sharpe Avenue Nashville, TN 37206	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	82-4-210.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $181,000.00

✓ _____
Affiant

Subscribed and sworn to before me, this the 29 day of March, 2016.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

_____
Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Daniel Loper,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Pace,** hereinafter called the Grantees, 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 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.

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 as follows, to-wit:

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 775I, 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, dated June 27, 2013, recorded July 3, 2013, of record in Instrument No. 20130703-0069082 and further, being the same property conveyed to Daniel Loper by Warranty Deed from Mothership Ventures, LLC, dated May 29, 2015, recorded June 3, 2015, of record in Instrument No. 20150603-0051615, all in the Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **898 Sharpe Avenue, Nashville, TN 37206.**

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to (1) Property taxes for the year 2016, 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 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 22 day of March, **2016.**

GRANTOR(S)

Daniel Loper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel Loper** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 22 day of March, **2016.**

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires: 4-28-19