THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square W, Suite 200** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20160101465 DEEDWARR Recvd: 11/16/16 15:30 2 pgs Fees:13.00 Taxes:2331.00 20161116-0121035	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me, this 11 day of November, 2016. Notary Public My Commission Expires: 9/7/2020 KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020

WARRANTY DEED

Address New Owner: Moto Man, LLC c/o Peggy Stephens 11 Music Circle South Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 144-16-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ROBERT NOLAN, A SINGLE MAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MOTO MAN, LLC, A TENNEESEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Otter Creek Hills, of record in Book 2900, page 110 and 111, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Priest Road at the corner of Lots 1 and 2, thence northerly with said road, 149 feet to a monument; thence around a curve in an easterly direction 39.3 feet to a monument in the southerly margin of Willshire Drive; thence with the margin of the same, in an easterly direction 296.9 feet to the corner of Lots 2 and 3; thence southerly with the line of said lots 169.8 feet to the corner of Lots 1 and 2, thence westerly along the line of said lots, 270 feet to the beginning.

Being the same property conveyed to James Robert Nolan by Warranty Deed from James H. Daves, III and Janice C. Daves, husband and wife, dated the 30th day of May, 2014 of record in Instrument No. 20140602-0047011, Register's Office for Davidson County, Tennessee

This is improved property commonly known as: **5898 Willshire Dr., Nashville, TN 37215.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of November, 2016.

James Robert Nolan
JAMES ROBERT NOLAN

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **JAMES ROBERT NOLAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of November, 2016.

Jillian H Martinez
Notary Public

My Commission Expires: 1/9/20

