BILL GARRETT, Davidson County
Trans:T20170059464 DEEDWARR
Recvd: 07/12/17 09:36 2 pgs
Fees:13.00 Taxes:610.50
20170712-0069984

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

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $165,000.00.

Kela Barker
Affiant

Subscribed and sworn before me this the 7th day of July, 2017.

Notary Public
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard M. Patoray, Jr. 731 Walnut Street Madison, TN 37115	Atlantic Bay 596 Lynnhaven Pkwy. Ste 200 Virginia Beach, VA 23452	052-01-0 229.00

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 RICHARD M. PATORAY, JR. AND KATHERINE D. PATORAY, HUSBAND AND WIFE, 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 part of Lot No. 18 on the Plan of Madison Park Subdivision as of record in Book 421, page 184, Register's Office for Davidson County, Tennessee, and described as being part of an unnumbered tract lying at the northwest corner of Block A on the Plan of the Re-Subdivision of Power and Roth's Subdivision as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the easterly margin of Walnut Avenue, which point is 250 feet south of the center of Neely's Bend Road; thence, running South 86 degrees 50 minutes 40 seconds East 100.0 feet to an iron pin; thence South 3 degrees 00 minutes 20 seconds West 100.0 feet to an iron pin; thence North 86 degrees 59 minutes 40 seconds West 100.0 feet to an iron pin; thence North 3 degrees 00 minutes 02 seconds East 100.0 feet to the point of beginning.

Being the same property conveyed to Mothership Ventures, LLC by Quitclaim Deed from Southern Home Rescue, a Tennessee General Partnership, dated 04/27/2013, of record in Instrument No. 20130703-0069069, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 731 Walnut Street, Madison, TN 37115.

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 7th day of July, 2017.

Mothership Ventures, LLC

By: John L Hickman, member
John L. Hickman, Member

STATE OF TENNESSEE

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 Limited Liability Company, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by the said John L. Hickman as such Member.

Witness my hand and official seal this 7th day of July, 2017.

My Commission Expires:
7-10-2018

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY