Karen Y Johnson Davidson County
Batch# 147505 DEEDWARRSP
10/01/2018 04:00:30 PM 7 pgs
Fees: $38.00 Taxes: $3,931.25
20181001-0097401

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Hagan Street, LLC 1004 18th Ave S Nashville, TN 37212	Same	10506025500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABBY MOTYCKA**, individually, and as co-Administrator of the Estate of Gregory Motycka and **ELI MOTYCKA**, individually, and as co-Administrator of the Estate of Gregory Motycka (the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey, unto **HAGAN STREET, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantors further covenant and bind themselves to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 27 day of September, 2018.

Abby Motycka, individually, and as co-Administrator of the Estate of Gregory Motycka, deceased

NEW YORK
STATE OF ~~TENNESSEE~~)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public, Abby Motycka, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Administrator of The Estate of Gregory Motycka.

WITNESS my hand, at office, this 27 day of September, 2018.

Notary Public

My Commission Expires:
6/11/22

GREGORY GOMEZ
Notary Public - State of New York
NO. 01GO6376374
Qualified in New York County
My Commission Expires Jun 11, 2022

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public, Abby Motycka, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Administrator of The Estate of Gregory Motycka.

WITNESS my hand, at office, this ___ day of September, 2018.

_____
Notary Public
My Commission Expires:
_____

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 27 day of September, 2018.

_____
Eli Motycka, individually, and as co-Administrator of the Estate of Gregory Motycka, deceased

STATE OF ~~TENNESSEE~~ MASSACHUSETTS)
COUNTY OF MIDDLESEX)

Personally appeared before me, the undersigned, a Notary Public, Eli Motycka, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Administrator of The Estate of Gregory Motycka.

WITNESS my hand, at office, this 27th day of September, 2018.

_____
Notary Public
My Commission Expires:
3/9/2023

SAMANTHA C. ROBINSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 9, 2023

STATE OF ~~TENNESSEE~~ MASSACHUSETTS
COUNTY OF MIDDLESEX

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,062,500.00.

Affiant

Sworn to and subscribed before me this 27th day of September, 2018.

Notary Public

My Commission Expires:

SAMANTHA C. ROBINSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 9, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Being the same property conveyed to Gregory John Motycka by Warranty Deed of record in Instrument No. 20051202-0145199, in the Register's Office of Davidson County, Tennessee. The said Gregory John Motycka having since died intestate on November 16, 2016 leaving his only heirs-at-law Abby Motycka and Eli Motycka per the Probate Proceeding commenced in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 16P-2006.

EXHIBIT B

EXCEPTIONS TO TITLE

- Current real estate taxes, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 49, Register's Office for Davidson County, Tennessee.

25089697.4

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, being the southerly 21.6 feet of Lot Nos. 61, 62, and 63 on the Plan of Hagan and Merritts Resubdivision of Blocks I, J, K, L, M, and N of the Merritt Lands, as of record in Book 161, Page 49, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 2000-093, Work Order 6504, dated August 15, 2000, and proceeding as follows:

BEGINNING at an iron pin (old) on the westerly right-of-way of Hagan Street, 50 foot right-of-way at the Northeast corner of a tract of land conveyed to the Metro Government of Nashville and Davidson County, Tennessee, of record in Deed Book 118, Page 355, Register's Office for Davidson County, Tennessee; said iron rod being situated North 03 deg. 24' 39" East, 89.00 feet from the northerly right-of-way of Merritt Street, 50 foot right-of-way, as measured along the westerly margin of Hagan Street; thence, leaving the westerly right-of-way of Hagan Street with the North property line of the aforementioned Metro Government of Nashville and Davidson County, Tennessee, property, North 86 deg. 27' 29" West, 150.00 feet to an iron rod (new) in the easterly line of a 20 foot alley; thence, with the easterly line of a 20 foot alley, North 03 deg. 31' 45" East, 121.60 feet to an iron rod (old) at the Southwest corner of a tract of land conveyed to B & A Truck Repair, Incorporated, of record in Book 5938, Page 792, Register's Office for Davidson County, Tennessee; thence, with the South line of B & A Truck Repair, Inc., South 86 deg. 26' 55" East, 54.98 feet to a point on the outside wall of an existing building; thence, along said outside building wall, South 02 deg. 00' 58" West, 5.04 feet; thence, South 87 deg. 09' 50" East, 17.19 feet; thence, North 02 deg. 51' 33" East, 4.82 feet; thence, with the aforementioned South line, South 86 deg. 26' 55" East, 77.85 feet to an iron rod (old) on the westerly right-of-way of said Hagan Street; thence, with said westerly right-of-way, South 03 deg. 34' 39" West, 121.58 feet to the point of BEGINNING, and containing 18,159 square feet or 0.417 acres, more of less, as calculated by the above courses and distances.

Being the same property conveyed to Gregory John Motycka by Warranty Deed of record in Instrument No. 20051202-0145199, in the Register's Office of Davidson County, Tennessee. The said Gregory John Motycka having since died intestate on November 16, 2016 leaving his only heirs-at-law Abby Motycka and Eli Motycka per the Probate Proceeding commenced in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 16P-2006.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Current real estate taxes, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 49, Register's Office for Davidson County, Tennessee.

25089697.4

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

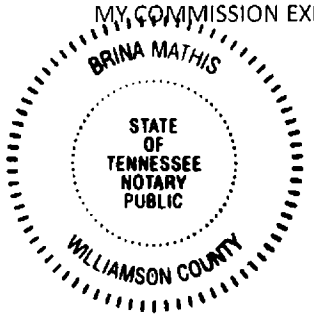
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).