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

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $149,900.00.

Affiant

Subscribed and sworn before me this the 12 day of February, 2020.

Notary Public
My commission expires: 10/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 357696 DEEDWARR
02/13/2020 09:11:52 AM 2 pgs
Fees: $13.00 Taxes: $554.63
20200213-0016517

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Baggett General Contractors 217 Hart Lane Nashville, TN 37207	PO Box 143 Cottontown, TN 37048	060-12-0 070.00

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, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BAGGETT GENERAL CONTRACTORS, A TENNESSEE GENERAL PARTNERSHIP, 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 LOCATED IN THE 8TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING PART OF LOT 4, ON THE PLAN OF DEWEY E. MOORE LANDS ACCORDING TO A SURVEY DATED AUGUST 19TH, 1957 BY M.H. RAGAN, SURVEYOR (NOT OF RECORD) AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE CURRENT NORTHERLY MARGIN OF HART LANE, SAID ROD BEING THE SOUTHWEST CORNER OF THE JAMES T. MORGAN LAND (INSTRUMENT # 20170308-0022867 R.O.D.C., TN) WHICH IS LOCATED N 77°28'32" W 55.03 FEET FROM THE NORTHWEST R.O.W. INTERSECTION OF SAID HART LANE AND WHITNEY PARK DRIVE AT SAID MORGANS SOUTHEAST CORNER; THENCE WITH SAID NORTHERLY MARGIN OF HART LANE N 77°28'32" W 55.03 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE TINA M. ANDERSON LAND (INSTRUMENT # 20160627-0065222 R.O.D.C., TN); THENCE LEAVING SAID NORTHERLY MARGIN , WITH SAID ANDERSON N 09°09'53" E 170.26 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE SOPHOS, LLC LAND (INSTRUMENT# 20150811-0080269 R.O.D.C., TN); THENCE WITH SAID SOPHOS, LLC LAND S 79°56'32" E 55.00 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF SAID MORGAN; THENCE WITH SAID MORGAN S 09°11'02" W 172.63 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 9423.22 SQ. FT. OR 0.22 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 2-10-2020 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. CERTIFIED BY JOHN HOOD TN R.L.S.#1838

Being the same property conveyed to Mothership Ventures, LLC by deed from Southern Home Rescue, a Tennessee General Partnership, dated June 27, 2013, of record in Instrument No. 20130703-0069055, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 217 Hart Lane, 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.

JH

Witness my hand this the ____ day of February, 2020.

Mothership Ventures, LLC

John L. Hickman, Member, 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 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 L. Hickman as such MEMBER.

Witness my hand and official seal this 12th day of February, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY