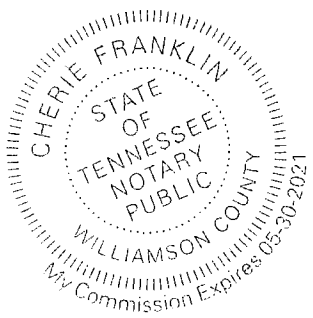
WARRANTY DEED



MST 2020-2423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Jan., 2021.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GoCubsGo LLC	Same as New Owner	071-14-0-415.00 & 402.00
(NAME)	(NAME)	
C/O Kim Hollingshead Hollingshead & Associates, PLLC		
(ADDRESS)	(ADDRESS)	
7000 Executive Center Drive, Suite 125 Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 558575 DEEDWARR
01/21/2021 01:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20210121-0009303

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Heithcock Construction LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GoCubsGo LLC,** 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:

Tract I: (071-14-0-415.00)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat for Resubdivision of Lot 1 Haynies Grove Resubdivision of Lots 23-25 of record in Plat Instrument No. 20190124-0006963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: (071-14-0-402.00)

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat for Resubdivision of Lot 1 Haynies Grove Resubdivision of Lots 23-25 of record in Plat Instrument No. 20190124-0006963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Heithcock Construction, LLC, A Tennessee Limited Liability Company by Warranty deed from Douglas Dickerson Design and Development, LLC, a Tennessee limited liability company of record in Instrument No. 20170627-0064671 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 27, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 57, Page 64, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20140613-0051690 and Surveyor's Certificate of Correction record as Instrument No. 20150407-0030334, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument No. 20190124-0006963, Register's Office of Davidson

County, Tennessee. Easements retained by the Metropolitan Government by Metro Ordinance No. BL2016-229, in the Metro Clerks Office for Davidson County, Tennessee. (Also see Ordinance No. BL2016-468).

This property, known as 102 and 104 Fern Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 15 DAY OF Jan., 2021.

Heithcock Construction LLC

BY: _____

Troy Heithcock, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Heithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of Jan, 2021.

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

_____
Notary Public My commission expires: 5-30-21

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the 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.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021