Davidson County DEEDWARR
Recvd: 07/19/16 15:53 3 pgs
Fees:18.00 Taxes:536.50
**20160719-0074437**

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2165TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of July, 2016.

Notary Public

Commission Expiration: 5/22/2019

ALBERT H. LEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Pearl Properties, LLC<br>1924 14th Avenue North<br>Nashville, TN 37208 | SAME AS NEW OWNER | 08107033000 |

## WARRANTY DEED

FOR AND IN 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, **Pichoslap Development Company, LLC,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pearl Properties, 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:

Property known as 1924 14th Avenue North Nashville, TN 37208, County of Davidson, State of Tennessee, described as follows:

Being Lot 43, on the Plat of W. S. Settles Subdivision of Lot No. 7, Woodard Plan, of record in Plat Book 57, page 132, Register's Office for said County.

Being the same property conveyed to Jesse C. Sharp and wife Barbara Ann Sharp by deed from Gertrude A. Brumit, unmarried dated 03/16/77, filed of record in Book 5134, Page 755, said Register's Office.

Being a portion of the property conveyed to Mark Driver, by Jesse Sharp and wife Barbara Ann Sharp dated 05/18/16, filed of record 05/19/16 in Instrument No. 20160519-0050348.

Being a portion of the property conveyed to Pichoslap Development Company, LLC by deed from Mark Driver dated 05/18/16, filed of record 05/20/16 in Instrument No. 20160520-0050821, said Register's Office.

Being a portion of the same property conveyed to Pichoslap Development Company, LLC by deed from Pichoslap Development Company, LLC dated 05/23/16, filed of record 05/25/16 in Instrument No. 20160525-0052273, said Register's Office.

Tax Map and Parcel ID is as follows 08107033000

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 1924 14th Avenue North, Nashville, TN 37208**

**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 unemcumbered, 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 hand this 15th day of July, 2016.

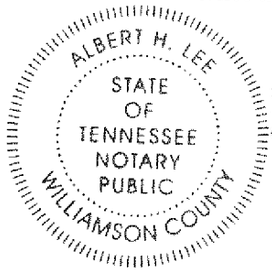
Pichoslap Development Company, LLC

BY: _____
Chris Larkins,
its Managing Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Chris Larkins,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Managing Director of Pichoslap Development Company, LLC**, the within named bargainor, a limited liability company, and that he as **Managing Director**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Managing Director of Pichoslap Development Company, LLC.**

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




Albert H. Lee
Notary Public
Commission Expiration: 5/22/2019

# True Copy Certification

I, **Shellie Jenkins**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shellie Jenkins

**Shellie Jenkins**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Shellie Jenkins** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

**Rita B Mitchell**

My Commission Expires: **3/31/2020**

