This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 07115043200

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Integrity First Realty, LLC
2400 CRESTMOOR RD.
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and do hereby transfer and convey unto **INTEGRITY FIRST REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 103 on the Plan of Sharpe & Horns 1st Addition North East Nashville of record in Plat Book 57, page 152, 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 the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability company, by Warranty Deed from John A. Perkins, Jr. and Geraldine S. Perkins, husband and wife, dated July 12, 2016, appearing of record in Instrument No. 20160714-0072424, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1200 Stainback Avenue, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20160073636 DEEDWARR
Recvd: 08/23/16 15:57 2 pgs
Fees:13.00 Taxes:547.60
20160823-0088297

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of August, 2016.

PICHOSLAP DEVELOPMENT COMPANY, LLC

BY: _____
CHRIS LARKINS, Member Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **CHRIS LARKINS**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager** of **PICHOSLAP DEVELOPMENT COMPANY, LLC**, the within named bargainor, and that he as such **Member Manager of PICHOSLAP DEVELOPMENT, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PICHOSLAP DEVELOPMENT COMPANY, LLC**, by himself as **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 17th day of August, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$148,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 17th day of August, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017