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

From Information Furnished by the Parties

MAP & PARCEL: 08102010800

BILL GARRETT, Davidson County
Trans:T20160096004 DEEDWARR
Recvd: 10/31/16 12:12 2 pgs
Fees:13.00 Taxes:518.00
20161031-0114799

NAME & ADDRESS OF NEW OWNER:
Rhythm Homes and Development, LLC
6551 Pernod Ave
Saint Louis, MO 63139

SEND TAX BILLS TO:
Same

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, 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 **RHYTHM HOMES AND DEVELOPMENT, 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. 2 on the Plan of Final Plat of Lots 1 & 2 of the 24th Avenue Subdivision of record in Plat at Instrument No. 20160413-0035384, 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 MLM Investment Holdings, LLC and Ryan White, dated October 21, 2016, of record in Instrument No. 20161025-0112729, of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2201 24th Avenue North, Nashville, TN 37208.

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.

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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of October, 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 27th day of October, 2016.

_____
NOTARY PUBLIC
My Commission Expires: 7/6/20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00** 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 27th day of October, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY