Return to: Advance Title Services, LLC
2000 Glen Echo Rd, Ste 100
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20170005103 DEEDWARR
Recvd: 01/19/17 08:54 2 pgs
Fees: 13.00 Taxes: 610.50

20170119-0005723

#1425

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Pichoslap Development Company, LLC	(NEW OWNER) Same	Map- 119-01-0-
1018 Riverwood Village Blvd		Parcel- 434.00
Hermitage, TN 37076		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brad Smotherman,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Pichoslap Development Company, LLC, a Tennessee limited liability company**, (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Map of W.G. Thusts (aka Thuss), Nolensville Pike, of record in Book 332, page 67, said Register's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Smotherman by warranty deed dated June 6, 2016 from Allen Tomlin and wife, Tammy Tomlin of record in Instrument No. 20160610-0058765, said Register's Office.

This is not the personal, marital or primary residence of Grantor, spouse and/or any dependents.

This is the same legal description as used in last deed of record.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable.**
2. **Any and all matters appearing on the Plan of record in Plat Book 332, page 67, said Register's Office.**

This is improved land known as: **330 Peachtree Street, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2017.

Notary public:
My commission expires: 4-20-20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successor and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successor and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of January, 2017.

Brad Smotherman

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brad Smotherman**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13 day of **January, 2017.** 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY