This Instrument Prepared By:
Adrienne Trammel-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL NO: 09114013400

BILL GARRETT, Davidson County
Trans:T20170011232 DEEDWARR
Recvd: 02/07/17 10:01 2 pgs
Fees:13.00 Taxes:2405.00
20170207-0012831

NAME & ADDRESS OF NEW OWNER:
Pichoslap Development Company, LLC
1018 Riverwood Village Blvd.
Hermitage, TN 37076

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, **MARTHA KAY G. PIERCE, MARRIED**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **PICHOSLAP DEVELOPMENT COMPANY, 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. 1 on the Plan of Final Plat of Joe Maxwell, as shown on plat of record in Plat Book 6200, page 404, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anne Williams Pierce by Warranty Deed from John B. Livingston, unmarried, dated August 26, 1996, and appearing of record in Book 10182, page 137, of the Register's Office for Davidson County, Tennessee. The said Anne Herbert Williams Pierce died testate and by her Last Will and Testament of record in Instrument No. 20160307-0021749, of said Register's Office, and by an Order filed on January 29, 2016, in the Probate Court for Davidson County, Tennessee, title to the property devised to her daughter-in-law, Martha Kay G. Pierce.

ANNE WILLIAMS PIERCE, ANNE HERBERT W. PIERCE and ANNE HERBERT PIERCE are one and the same person.

Grantor herein makes oath that the property herein described has neither been used as her marital or principal residence.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as 227 Oceola Avenue, Nashville, TN 37209.

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 she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs 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 19th day of January, 2017.

Martha Kay G. Pierce

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Martha Kay G. Pierce**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19th day of January, 2017.

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 **$650,000.00** 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 19th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY