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

MAP & PARCEL: 081070V00200CO

NAME & ADDRESS OF NEW OWNER:
Regis W. George, III
1922 A 14th Ave. N
Nashville, TN 37208

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, the undersigned, **PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **REGIS W. GEORGE, III, UNMARRIED, AND CHRISTINE E. BAEURLE, UNMARRIED**, "Grantee", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit B, 1922 14th Avenue North Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160809-0082770, in the Register's Office for Davidson County, Tennessee, to which reference s hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from Pichoslap Development Company, LLC, a Tennessee limited liability company, dated May 23, 2016, appearing of record in Instrument No. 20160525-0052273, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on Plat depicted as "Exhibit C" of the Declaration of Covenants, Conditions and Restrictions of 1922 14th Avenue North Townhomes Subdivision of record at Instrument No. 20160809-0082770; and to all matters shown on the Plan of record in Book 57, page 132; Register's Office for Davidson County, Tennessee.

This is improved property known as 1922 A 14th Ave. N, 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 Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees 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 2017 real property taxes which have been prorated between the parties and are assumed by the Grantees.

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 Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

BILL GARRETT, Davidson County
Trans:T20170046361 DEEDWARR
Recvd: 06/01/17 10:20 2 pgs
Fees:13.00 Taxes:1254.30
20170601-0054344

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 22nd day of May, 2017.

Pichoslap Development Company LLC

BY: _____
Chris Larkins, Sole Member

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 **Sole Member** of **PICHOSLAP DEVELOPMENT COMPANY, LLC**, the within named bargainor, and that he as such **Sole Member 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 **Sole Member**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 22nd day of May, 2017.

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$339,000.00** 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 22nd day of May, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

KAMRA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018