Davidson County DEEDWARR
Recvd: 06/13/17 10:13 3 pgs
Fees:18.00 Taxes:1246.90
20170613-0059149

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

MAP & PARCEL: 081070U00200CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Robert A. Broda and Robert A. Broda, Jr.
and Sherry Broda
1920 A 14th Ave. N.
Nashville, TN 37208

SEND TAX BILLS TO:

New Owners

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 does hereby transfer and convey unto **ROBERT A. BRODA, A SINGLE PERSON, AND ROBERT A. BRODA, JR. AND SHERRY BRODA, HUSBAND AND WIFE, AS TENANTS IN COMMON**, "Grantees", 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 on the Plat of 1920 14th Avenue North Townhomes as depicted on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for 1920 14th Avenue North Townhomes of record in Instrument No. 20160809-0082771, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Pichoslap Development Company, LLC, a Tennessee limited liability partnership, by Quitclaim Deed from Pichoslap Development Company, LLC, a Tennessee limited liability partnership, dated May 23, 2016, appearing of record in Instrument No. 20160525-0052273, of the Register's Office for Davidson County, Tennessee, and also being part of the property conveyed to Pichoslap Development Company, a Tennessee LLC, from Mark Driver, dated May 18, 2016, appearing of record in Instrument No. 20160520-0050821, of said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

To any and all matters shown on the Plan of record in Plat Book 57, page 132, and the Plat depicted as "Exhibit C" of the Declaration of Covenants, Conditions and Restrictions of 1920 14th Avenue North Townhomes of record at Instrument No. 20160809-0082771; both of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1920 A 14th Ave. 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 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 successorsand 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.

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 Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of June, 2017.

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 9th day of June, 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 **$337,000.00** 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 12th day of June, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 1/1/2018

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017