Davidson County DEEDWARR
Recvd: 06/14/17 11:55 3 pgs
Fees:18.00 Taxes:1272.80
20170614-0059712

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

MAP & PARCEL: 081070V00100CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Leslie Ann Fanning
1922 B 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", has this day bargained and sold and does hereby transfer and convey unto **LESLIE ANN FANNING, A SINGLE PERSON**, "Grantee", her 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 A, 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 subject to all matters shown on the Plan of record in Book 57, page 132; both of the Register's Office for Davidson County, Tennessee

This is improved property known as 1922 B 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 Grantee, her heirs 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, 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 itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her 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 Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th 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 8th day of June, 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 **$344,000.00** 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.

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Lura Brady
NOTARY PUBLIC

My Commission Expires: 8-27-18

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

