BILL GARRETT, Davidson County
Trans:T20170066681 DEEDWARR
Recvd: 08/03/17 08:10 3 pgs
Fees:18.00 Taxes:851.00
20170803-0078973

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Subscribed and ~~sworn to before me~~, this the 19th day of July, 2017.

~~Notary~~ Public
My Commission Expires: 5-3-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pichoslap Development Company, LLC PO BOX 22074 Nashville, TN 37202	SAME AS OWNER	081-07-418.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ivan Burley II**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Pichoslap Development Company, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 in the Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Property, as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the Easterly margin of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Burley Investments LLC to Ivan Burley II, as recorded on the 28th day of October, 2015 in Instrument No. 20151028-0109672; Quitclaim Deed from Ivan Burley to Burley Investments, LLC, as recorded on the 3rd day of July, 2014 in Instrument No. 20140703-0058824 and Warranty Deed from Johnny Burroughs and wife, Linda Burroughs to Ivan Burley, as recorded on the 10th day of October, 2013 in Instrument No. 20131010-0106621, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1906 Cephas St., Nashville, TN 37208.

* SELLER IS MARRIED BUT PROPERTY IS NOT THE MARITAL RESIDENCE.

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the gRANTOR paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Ivan Burley, II, by Sze Ka Joyce Chan pursuant to the Power of Attorney executed by Ivan Burley, II on July 12, 2017, of record in Instrument No. 20170803-0078972, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 19th day of July, 2017.

X Ivan Burley II by Sze Ka Joyce Chan, Attorney-in-Fact
Ivan Burley, II
By: Sze Ka Joyce Chan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Sze Ka Joyce Chan pursuant to the Power of Attorney executed by Ivan Burley, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Ivan Burley, II, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 19th day of July, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Notary Public
My Commission Expires: 2-25-20

EXHIBIT "A"
TO Warranty Deed
From: Ivan Burley II
To: Pichoslap Development Company, LLC

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

X _____
Affiant

WITNESS my hand and seal at office this 19th day of July, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

_____
Notary Public
My Commission Expires: 2-25-20