NEW OWNER:

Alice Sullivan
330 Peachtree Street
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0411 KP

map/parcel
119-01-0-434.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170066844 DEEDWARR
Recvd: 08/03/17 10:29 2 pgs
Fees:13.00 Taxes:1476.30
20170803-0079163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand and 00/100 Dollars** (**$399,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **PICHOSLAP DEVELOPMENT COMPANY, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALICE D. SULLIVAN, A SINGLE WOMAN,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of W. G. Thuss Addition (aka Thuss), Nolesville Pike, of record in Plat Book 332, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pichoslap Development Company. LLC, a Tennessee Limited Liability Company by Warranty deed from Brad Smotherman of record in Instrument No. 20170119-0005723 Register's Office for Davidson County, Tennessee, dated January 13, 2017.

Being IMPROVED property also known as 330 Peachtree Street Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 1st day of **August, 2017**.

PICHOSLAP DEVELOPMENT COMPANY
BY: CHRIS LARKINS, DIRECTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHRIS LARINS, DIRECTOR, PICHOSLAP DEVELOPMENT COMPANY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of **August, 2017**.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 1-5-18

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The actual consideration or value, whichever is greater, for this transfer is $ **399,000.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of **August, 2017**.

NOTARY PUBLIC

My commission expires: 10-15-2017

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.