Bill Garrett Davidson County
Batch# 35399 DEEDWARR
12/08/2017 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20171208-0125412

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christina Willmann	Christina Willmann	081 07 0 418.00
(NAME)	(NAME)	
1906 Cephas St.	610 Sylvan Heights Way, #304	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersignd, **Pichoslap Development Company, LLC, a Tennessee limiited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christina Willmann, unmarried**, hereinafter called the Grantee, her 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 to Ivan Burley by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs dated October 08, 2013 and recorded October 10, 2013 as Instrument No. 20131010-0106621, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Burley Investments, LLC by Quitclaim Deed from Ivan Burley dated July 03, 2014 and recorded July 03, 2014 as Instrument No. 20140703-0058824, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Ivan Burley II by Quitclaim Deed from Burley Investments LLC dated October 28, 2015 and recorded October 28, 2015 as Instrument No. 20151028-0109672, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Pichoslap Development Company, LLC by Warranty Deed from Ivan Burley II dated July 19, 2017 and recorded August 03, 2017 as Instrument No. 20170803-0078973, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1906 Cephas St., Nashville, TN 37218

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of December, 2017.

Pichoslap Development Company, LLC

BY: _____
Chris Larkins, Sole Member

SSTATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chris Larkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Pichoslap Development Company, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2017.

_____
Notary Public

My Commission Expires: 4/20/20

(SEAL)

File Number: AUD-178083SSO

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019