Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 27 day of December ~~2013~~ 2017

Notary Public
My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Pichoslap Development, LLC 517 Elaine Avenue Nashville, TN 37209	New Owner 41 Peabody St Nashville, TN 37210	091-09-0-269.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Pichoslap Development, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision of Lots 53 & 54 of the T. M. Nall's Subdivision of Cockrill Lands of record in Plat Book 4350, Page 122, 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 Astercor Group, LLC, a Tennessee limited liability company, from American Consulting Corporation, by Warranty Deed and recorded on August 12, 2015 of record Instrument Number 20150812-0080627, Registers Office for Davidson County, Tennessee.

Being also known as 517 Elaine Avenue, Nashville, Tennessee 37209.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This conveyance is made subject to the following: 1)

This property is improved property known as 517 Elaine Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Bill Garrett Davidson County
Batch# 43584 DEEDWARR
01/02/2018 03:30:13 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20180102-0000606

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JPD 17517-H

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 my hand this the 27th day of December, 2017.

Astercor Group, LLC

By: _____
Carol Hatcher
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Astercor Group, LLC,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of December, 2017. *Carol Hatcher, chief Manager of

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017125663