WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF JAN, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 51864 DEEDWARR
01/26/2018 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20180126-0008374

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pichoslap Development Company LLC	Pichoslap Development Company LLC	147-16-0-188
(NAME) 41 Peabody Street	(NAME) Same as new Owner	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **January 23, 2018** by and between **Michael E. Hensley** *("Grantor")* and **Pichoslap Development Company LLC** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THOUSAND AND 00/100 ($100,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Michael E. Hensley**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Pichoslap Development Company LLC, a Tennessee Limitid Liability Company** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 5002 Madeline Drive, Nashville, TN 37211 and further described as follows to wit:

Lot 41, FAIRLANE PARK, as shown on plat of record in Plat Book 2331, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael E. Hensley, a married man by Deed dated 01/16/2018, in Instrument Number 201801160004263, in the Official Records of Davidson County, Tennessee.

This conveyance is made subject to:

(1) Property taxes for the year 2018, 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 Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE that we are 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 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 GRANTEE, 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 caused this instrument to be executed on the date first above written.

GRANTOR:

Michael E. Hensley
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Michael E. Hensley**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 23 day of JAN, 2018.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission expires: _____

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY