WARRANTY DEED

Bill Garrett Davidson County
Batch# 129744 DEEDWARR
08/16/2018 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20180816-0081224

STATE OF ~~TENNESSEE~~ IL
COUNTY OF COOK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2018.

ALFRED ADAMS
Official Seal
Notary Public – State of Illinois
My Commission Expires Nov 29, 2021

Notary Public

MY COMMISSION EXPIRES: 11/29/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN New Development 1	**SAME**	
(NAME) **41 Peabody Street**	(NAME)	
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	**091-09-0-269.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS AND NO CENTS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN NEW DEVLOPMENT 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

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 Pichoslap Development, LLC, a Tennessee limited liability company, by Warranty Deed from Astercor Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20180102-0000606, Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on January 2, 2018.

This is ( ) **unimproved** (X) **improved** property known as: **517 Elaine Avenue, Nashville, TN 37209.**
(House #) (Street) (City or Town) (Postal Zip)

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, 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my/our hand (s) this the 10th day of AUGUST, **2018.**

PICHOSLAP DEVELOPMENT COMPANY, LLC

By: Christopher Larkins, Chief Manager

STATE OF ~~Tennessee~~ IL
COUNTY OF COOK

On this 10th day of AUGUST, 2018, before me personally appeared Christopher Larkins, to me known (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of AUGUST, 2018.

Notary Public

My Commission Expires:

(SEAL)

ALFRED ADAMS
Official Seal
Notary Public – State of Illinois
My Commission Expires Nov 29, 2021

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

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.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, 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.

emily jones
Notary's Signature

My Commission Expires: 05/31/2022

