WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162700 DEEDWARR
11/20/2018 01:46:20 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20181120-0114280

File No.: ALW-18-3316-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PICHOSLAP DEVELOPMENT COMPANY, LLC	Pichoslap Development Co, LLC	10406011800
(NAME)	(NAME)	
3316 ACKLEN AVENUE	41 Peabody St	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212	Nashville TN. 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RED RIVER DECELOPMENT, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PICHOSLAP DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 20 feet front and 5 feet rear of Lot No. 95 and the Easterly part of Lot No. 96 on the Plan of Bransford Realty Company's West End Heights of record in Plat Book 332, Page 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North margin of Love Circle, 41 feet Westerly from the corner of Lots 95 and 96; thence North 9 degrees 15' West, 16 feet to an iron pin; thence South 80 degrees 45' West, 4 feet to an iron pin; thence North 9 degrees 15' West 49 feet to an iron pin; thence North 28 degrees East 30 feet to an iron pin; thence North 2 degrees 30' East 61.5 feet to the South margin of a 20 foot alley; thence Eastwardly 35 feet with said alley to a point 5 feet East of the corner of said lots 95 and 96; thence South 8 degrees 45' East 150 feet to the Northerly margin of Love Circle at a point 20 feet Easterly from the corner of Lots 95 and 96; thence Westerly with the margin of Love Circle 61 feet to the beginning.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty deed from Mary Lee Proctor O'Neil, Trustee of the Mary Lee Proctor O'Neil Living Trust Established by the Revocable Trust Agreement of Mary Lee Proctor O'Neil, Dated June 23, 2004 as to a one-half undivided interest, and Mary Lee Proctor O'Neil, Trustee of the William S. O'Neil Bypass Trust UTA Dated June 23, 2004, as to a one-Fourth undivided interest, and Mary Lee Proctor O'Neil, Trustee of William S. O'Neil Tennessee Bypass Trust UTA Dated June 23, 2004 as to a one-fourth undivided interest of record in Instrument No. 20130801-0080461 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

Being the same property conveyed to Jenny Khazanov by Quitclaim deed from E3 Construction Services, LLC of record in Instrument No. 20130801-0080462 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

Being the same property conveyed to Max Khazanov, married by Quitclaim deed from Jenny Khazanov, married of record in Instrument No. 20160314-0024058 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14,2016.

Being the same property conveyed to Max Khazanov, a married man by Quitclaim deed from Jenny Khazanov, a married woman of record in Instrument No. 20160408-0034030 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 08, 2016.

Being the same property conveyed to Red River Development, LLC, a Tennessee limited liability company by Warranty Deed from Max Khazanov, married, recorded on the 26th day of June, 2018 in Instrument No. 20180626-0061650, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-PD-18-3316-H

unimproved ☐
This is improved ☒ property, known as 3316 ACKLEN AVENUE, NASHVILLE, TN 37212
(House Number) (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 GRANTEE(S) 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(S), 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 my/our hand(s) this 16th day of November, 2018.

RED RIVER DECELOPMENT, LLC

Sole member

BY: BRIAN RICHARDSON
ITS: SOLE MEMEBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of November, 2018, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of RED RIVER DECELOPMENT, LLC, the within named bargainor, a TENNESSEE limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of November, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7111