NEW OWNER:

Chandelier Development, LLC
Lindsay R. Lyons
221 31st Avenue North
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0393

Map 144 Group 04-0 Parcel 001.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140047142 DEEDWARR
Recvd: 07/02/14 10:28 3 pgs
Fees:18.00 Taxes:1406.00
20140702-0058123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THE ESTATE OF CLARA W. HIERONYMUS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHANDELIER DEVELOPMENT, LLC, a Tennessee limited liability company,** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of block "M" on the Map of Tyne Meade, Section III, as of record in Book 1424, Page 14, Register's Office for said County.

Said Lot No. 1 is described as beginning at a point in the northerly margin of Hemingway Drive, the common corner of Lots Nos. 1 and 2 of said Block; thence northerly along the line between said lots, 220 feet to a point; thence easterly 159.7 feet to the westerly margin of Drayton Drive; thence southerly along the margin of said Drive 230.5 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 79.67 feet to another concrete monument in the northerly margin of Hemingway Drive; thence along said Drive, westerly 87.4 feet to another concrete monument, and continuing with the margin of said Drive, in the same direction, 25.9 feet to the point of beginning.

Being the same property conveyed to S. C. Hieronymus and wife Clara W. Hieronymus, by Warranty Deed from Marion A. Hooper and wife Elizabeth K. Hooper, dated March 17, 1950, and of record in Book 1810, Page 467, Register's Office for Davidson County, Tennessee. S.C. Hieronymus died testate on March 28, 1995. Probate for S. C. Hieronymus was opened and the Last Will and Testament of S. C. Hieronymus was admitted into the Probate Court for Davidson County on April 17, 1995, as Probate Number 95P639. Clara W. Hieronymus was appointed Executrix. Clara W. Hieronymus died testate on November 30, 2013. Probate for Clara W. Hieronymus was opened and the Last Will and Testament of Clara W. Hieronymus was admitted

into the Probate Court for Hardin County on December 23, 2013 as Probate Number PR-200. Bruce Hieronymus was appointed Executor.

This is IMPROVED property known as 2200 Hemingway Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **June, 2014**.

THE ESTATE OF CLARA W. HIERONYMUS

Bruce Hieronymus by mtn

BRUCE HIERONYMUS, EXECUTOR

Bruce Hieronymus

BRUCE HIERONYMUS, HEIR AT LAW

Jane Hieronymus Piller

JANE HIERONYMUS PILLER, HEIR AT LAW

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRUCE HIERONYMUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as Executor for, THE ESTATE OF CLARA W. HIERONYMUS, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, BRUCE HIERONYMUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 18th day of **June, 2014.**

NOTARY PUBLIC

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

STATE OF Kentucky

COUNTY OF Henderson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JANE HIERONYMUS PILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **June, 2014.**

Debra K. Marion
ID#440788 NOTARY PUBLIC

KENTUCKY STATE AT LARGE NOTARY PUBLIC

My commission expires: 5-3-2015

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The actual consideration or value, whichever is greater, for this transfer is $ **380,000.00** .

AFFIANT

Sworn to and subscribed to before me 18th day of **June, 2014.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY