Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

NEW OWNER:

Simon Maltais
Manon Landry
762 Brownlee Drive
Nashville, TN 37205

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: 14-0612

Map 115 Group 08-0 Parcel 007.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140066690 DEEDWARR
Recvd: 09/08/14 12:00 3 pgs
Fees:18.00 Taxes:3607.50
20140908-0082043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Seventy-Five Thousand and 00/100 Dollars ($975,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHANDELIER DEVELOPMENT, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SIMON MALTAIS AND MANON LANDRY, husband and wife,** ("Grantees"), their 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. 59 on the Plan of Brook Meade, Section IV, of record in Plat Book 2133, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chandelier Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Joel Lyons and wife, Lindsay R. Lyons, dated August 12, 2014, and of record in Instrument No. 20140814-0073372, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joel Lyons and wife, Lindsay R. Lyons, by Warranty Deed from Stuart H. Magee, Jr. Devisee under the Will and Executor under the Last Will and Testament of Nancye Lauper Magee, dated December 17, 2013, and of record in Instrument No. 20140106-0000950, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 762 Brownlee Drive, Nashville, Tennessee 37205.

THIS CONVEYANCE is made subject to the Taxes for the 2015; taxes for the year 2014 have been expressively assumed by the grantors

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 4th day of **September, 2014**.

CHANDELIER DEVELOPMENT, LLC

By: _____

Joel Lyons, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOEL LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Sole Member of CHANDELIER DEVELOPMENT, LLC, the within named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument for the purposes therein contained on behalf of the company.

WITNESS my hand and official seal at office 4th day of **September, 2014**.

_____

NOTARY PUBLIC

My commission expires: 02-13-17

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **975,000.00** .

Sarah Gibson

AFFIANT

Sworn to and subscribed to before me 4th day of **September, 2014**.

Kristen Jacoby

NOTARY PUBLIC

My commission expires: 04-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY