WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090559 DEEDWARR
Recvd: 12/03/14 12:06 3 pgs
Fees:18.00 Taxes:1942.50
20141203-0110865

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2014.

Notary Public

My commission expires: 7-25-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRITTANY T. DUGAS WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chandelier Development, LLC	**NEW OWNER**	**116-15-0-057-00**
301 Demonbreun St. Unit 411		
Nashville, TN 37201		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Turner Snodgrass, Stana Snodgrass Chapman, Nancy Snodgrass Armstrong, and Lant Scott Snodgrass, as Devisees under the Last Will and Testament of Nancy Turner Snodgrass, of record in Probate No. 14P-975, Probate Court for Davidson County, Tennessee, joined by Thomas Turner Snodgrass, as Executor of the Last Will and Testament of Nancy T. Snodgrass, and further joined by Thomas T. Snodgrass, Trustee of the Snodgrass Family Trust (the "Trust") under the Last Will and Testament of Stanly T. Snodgrass, of record in Probate No. 01P-1772, Probate Court for Davidson County, Tennessee, and Thomas Turner Snodgrass, Stana Snodgrass Chapman, Nancy Snodgrass Armstrong, and Lant Scott Snodgrass, as the beneficiaries of the Trust,

HEREINAFTER COLLECTIVELY CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chandelier Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 75-B on the Plan of a Re-Subdivision of Parts of Royal Oaks Subdivision, as of record in Book 974, Pages 4 and 5, Register's Office for said County.

Said Lot No. 75-B fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between lines, 301 feet 9 inches on the north line and 302 feet 5 inches on the south line, to the east line of Lot No. 76-B on which is measures 100 feet.

Being all of the same property conveyed to Stanley T. Snodgrass and wife, Nancy Snodgrass, by Deed dated December 31, 1956 from Robert E. Dunaway and wife, Glenda B. Dunaway, of record in Book 2633, Page 257, and further conveyed to Stanley T. Snodgrass and Nancy Turner Snodgrass, by Quitclaim Deed dated December 15, 1998, from Stanley T. Snodgrass and wife, Nancy Snodgrass, of record in Book 11258, Page 831, said Register's Office for Davidson County, Tennessee.

The said Stanley T. Snodgrass died on July 28, 2001, leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 01P-1772. Pursuant to said Will, the one-half undivided interest of Stanly T. Snodgrass (a/k/a Stanley T. Snodgrass) was devised to Nancy Turner Snodgrass pursuant to Article V of said Will. The said Nancy Turner Snodgrass died on May 21, 2014, leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 14P-975. Pursuant to said Will, the property was devised to Stana Snodgrass Chapman, Thomas Turner Snodgrass, Nancy Snodgrass Chapman, and Lant Scott Snodgrass. The said Estate is still open as of this date and the Devisees under the Will and the Executor of the Estate have joined together to convey the property

To the extent, if any, that any interest in the property was vested in T. Turner Snodgrass, Trustee of the Snodgrass Family Trust under the Will of Stanly T. Snodgrass (the "Trust"), the Trustee of the Trust and all beneficiaries of the Trust have joined in the execution of this deed to convey such interest to the within named Grantee.

Nancy Snodgrass Chapman is one and the same as Nancy Snodgrass Armstrong.

Stanly T. Snodgrass is and was one and the same person as Stanley T. Snodgrass.

Thomas Turner Snodgrass, in his capacity as Executor of the Last Will and Testament of Nancy Turner Snodgrass, has joined in the execution of this Deed to express consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate to the within named Grantee.

THE herein described property is not now nor at any recent time been the principal place of residence of any Grantor or the spouse of any Grantor herein.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 974, Pages 4 and 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easements for water mains of record in Book 613, Page 404, and Book 924, Page 24, Register's Office for Davidson County, Tennessee. (3) Easement for Sanitary Sewer to the city of Belle Meade, of record in Book 5787, Page 184, Register's Office for Davidson County, Tennessee. (4) Taxes for the year 2015 and all subsequent years, a lien not yet due and payable.

This is improved property, known as **429 Lynnwood Blvd., Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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, its successors 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 26th day of **November, 2014.**

Thomas Turner Snodgrass, as Executor of the Estate of Nancy T. Snodgrass

Thomas Turner Snodgrass, as Trustee of the Snodgrass Family Trust U/W of Stanly Turner Snodgrass

Thomas Turner Snodgrass

Stana Snodgrass Chapman

Lant Scott Snodgrass

Nancy Snodgrass Armstrong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Turner Snodgrass, Stana Snodgrass Chapman, Nancy Snodgrass Armstrong, and Lant Scott Snodgrass,** the within names sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of **November, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Turner Snodgrass, Executor of the Estate of Nancy Turner Snodgrass,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of **November, 2014.**

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Turner Snodgrass, Trustee of the Snodgrass Family Trust U/W of Stanly T. Snodgrass,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of **November, 2014.**

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JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
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