NEW OWNER:

Aaron Fitzsimmons
Jennifer Fitzsimmons
301 Page Road
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: 14-1134

Map 130 Group 09-0 Parcel 013.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150046863 DEEDWARR
Recvd: 06/12/15 14:14 3 pgs
Fees:18.00 Taxes:5609.20
20150612-0056003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Sixteen Thousand and 00/100 Dollars** (**$1,516,000.00**) 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 **Aaron Fitzsimmons and Jennifer Fitzsimmons, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 of Block "C" on the Second Revised Plan of Highlands of Belle Meade, No. 2, as of record in Book 1130, Page 62, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Brookfield Avenue, the common corner of Lots Nos. 11 and 12; thence with the line between said lots southerly 160.9 feet to a point; thence easterly 235.11 feet to the westerly margin of Page Road; thence with the margin of the same, northerly 153. 96 feet to the beginning of a curve; thence around said curve, northwesterly 24.95 feet to the

southerly margin of Brookfield Avenue; thence with the margin of the same westerly 167.33 feet to the beginning.

BEING the same property conveyed to Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, husband and wife, by Warranty Deed from Cameron Weil, unmarried, dated August 8, 2014, of record as Instrument No. 20140820-0075820, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chandelier Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, husband and wife, dated January 12, 2015, of record as Instrument No. 20150612-0056002, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 301 Page Road, Nashville, Tennessee 37205.

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 9th day of **June, 2015**.

CHANDELIER DEVELOPMENT, LLC

BY JOEL LYONS, 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 JOEL LYONS is a member of CHANDELIER DEVELOPMENT, LLC, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office this 9th day of **June, 2015**.

NOTARY PUBLIC

My commission expires: 02-13-17

LISA R. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,516,000.00**.

AFFIANT

Sworn to and subscribed to before me this 9th day of **June, 2015**.

NOTARY PUBLIC

My commission expires: 02-13-17