NEW OWNER:

Fraser Schaufele
Allison Schaufele
4320 Lindawood Drive
Nashville, TN 37215

SEND TAX BILLS TO:

Suntrust Mortgage
901 Semmes Avenue
Richmond VA 23224
Map 131 Group 05-0 Parcel 006.0

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0598

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/01/15 15:33 4 pgs
Fees:23.00 Taxes:5120.80
20150701-0063887

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Three Hundred Eighty Four Thousand and 00/100 Dollars** ($**1,384,000.00**) 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 **FRASER GEORGE SCHAUFELE III AND WIFE CATHERINE ALLISON SCHAUFELE** ("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. 6 on the Plan of Sneed Estates, of record in Plat Book 2133, Page 10 and 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Chandelier Development, LLC, a Tennessee limited liability company, by Quitclaim from Mark Larimore, dated June 19, 2015, and of record Instrument No. 20150624-0060521, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4320 Lindawood 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:

1. **All matters appearing on the Plan of record in Book 2133, pages 10-11, Register's Office for Davidson County, Tennessee.**
2. **Sewer & drainage easement to Metro of record in Book 4155, Page 614, Register's Office for Davidson County, Tennessee.**
3. **Notice of Completion of record in Instrument No. 20150608-0053782, Register's Office for Davidson County, Tennessee.**

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 **29th** day of **June, 2015.**

CHANDELIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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) and who acknowledged that he is the SOLE MEMBER of CHANDELIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, being given the authority to so do, executed the within instrument for the purposes therein contained by signing the name of the company.

WITNESS my hand and official seal at office this 29th day of June, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

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

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,384,000.00** .

AFFIANT

Sworn to and subscribed to before me this **29th** day of **June, 2015.**

NOTARY PUBLIC

My commission expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

