(2)

NEW OWNER:

Claude Lee Ferrell, III
808 Lynnwood Blvd
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0532

Map 130 Group 11-0 Parcel 044.00

BILL GARRETT, Davidson County
Trans: T20150065232 DEEDWARR
Recvd: 08/06/15 10:38 2 pgs
Fees: 13.00 Taxes: 5846.00
20150806-0078331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Eighty Thousand and 00/100 Dollars ($1,580,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHANDELIER DEVELOPMENT, a Tennessee limited liability company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CLAUDE LEE FERRELL, III, a married man** ("Grantee"), his 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. 14, Block "A" on the unrecorded Subdivision of Tyne Meade, Section No. 2, and described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at a point 1000 feet north of the northerly margin of Forsythe Place, said point being the corner of Lots Nos. 14 and 15; thence with said boulevard, northerly 100 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, easterly 250 feet; thence at right angles southerly 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, westerly 250 feet to the point of beginning.

BEING the same property conveyed to Chandelier Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Mark A. Larimore and Nancy Sherilyn Fain Larimore, husband and wife, dated July 27, 2015, and of record in Instrument No. *, Register's Office for Davidson County, Tennessee. *20150806-0078330

This is IMPROVED property known as 808 Lynnwood Blvd, Nashville, Tennessee 37205.

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

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **July, 2015.**

Chandelier Development, LLC

By: _____

Joel Lyons, Member

STATE OF TENNESSEE

COUNTY OF WILSON

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 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 on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 27th day of July, 2015.

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

_____

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ 1,580,000.00 .

_____

AFFIANT

Sworn to and subscribed to before me this 28th day of July, 2015.

_____

NOTARY PUBLIC

My commission expires: 5-30-17

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