WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160018481 DEEDWARR
Recvd: 03/07/16 12:55 2 pgs
Fees:13.00 Taxes:1961.00
20160307-0021586

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chandelier Development, Inc., a Tennessee Corporation	NEW OWNER	116 04 0 142.00
(NAME)	(NAME)	
3929 Woodlawn Dr	P. O. Box 120024	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thirty Thousand And No/100 Dollars ($530,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Arrow House, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chandelier Development, Inc., a Tennessee corporation**, hereinafter called the Grantees, their heirs 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 part of Block "A", marked "W.W. Hart's Residence" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, and being known as Lot No. 5 on the unrecorded Map of Subdivision of said Block "A", and described as follows:

Beginning at a spike in the road, at the southeast intersection of Woodlawn Avenue and Estes Avenue; thence with the margin of Estes Avenue, southwardly 200 feet to an iron pin, a corner of Lot No. 6 of said unrecorded Subdivision; thence with the line between Lots 5 and 6, easterly 109.85 feet to an iron pin at the common corner of Lots 4 and 5; thence with the line between said lots, northwardly 200.1 feet to an iron pin in the southerly margin of Woodlawn Avenue; thence with the margin of the same westerly 120 feet to the beginning.

Being the same property conveyed to Milton H. Sitton and wife, Ann B. Sitton by Warranty Deed from Pauline Lewis dated May 20, 1965 and recorded May 21, 1965 in Book 3893, Page 229, said Register's Office for Davidson County, Tennessee.

File Number: GRN-161152SSO

Further, being the same property conveyed to Arrow House LLC, a Tennessee Limited Liability Company by Warranty Deed from Sarah Elizabeth Wilson, Executrix of the Estate of Ann Bradshaw Sitton dated January 30, 2015 and recorded February 11, 2015 as Instrument No. 201502110012686, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3929 Woodlawn Dr, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs 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 our hands this 1st day of March, 2016.

Arrow House, LLC

BY: _____
Benjamin Sohr
Representative

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Arrow House, LLCthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2016.

_____
Notary Public

My Commission Expires: 4-11-20

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-161152SSO