NEW OWNER:

Robert L. Scruggs, Trustee
2803 Hemingway Drive
Nashville, TN 37215

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: 15-0378

Map 130 Group 15-0 Parcel 086.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160026560 DEEDWARR
Recvd: 04/01/16 12:57 2 pgs
Fees:13.00 Taxes:6734.00
20160401-0031116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Eight Hundred Twenty Thousand and 00/100 Dollars** (**$1,820,000.00**) 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 **ROBERT L. SCRUGGS, TRUSTEE OF THE LAND TRUST AGREEMENT DATED MARCH 31, 2016** ("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. 10 of Block C on the Map of Tyne Meade, Section III, as of record in Plat Book 1424, Page 12, Page 13, and Page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Chandelier Development, LLC, by Warranty Deed from Bank of America, N.A., dated February 17, 2015, and of record in Instrument No. 20150227-0017061, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2803 Hemingway 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 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 31st day of **March, 2016**.

CHANDELIER DEVELOPMENT, LLC

By: _____

JOEL LYONS, SOLE MEMEBER

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 the Sole Member of CHANDELIER DEVELOPMENT, LLC, the within named bargainor, and as such Sole Member, being given the authority to so do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **March, 2016**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

_____
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ 1,820,000.00 .

_____
AFFIANT

Sworn to and subscribed to before me this 31st day of **March, 2016**.

_____
NOTARY PUBLIC

My commission expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018