NEW OWNER:

Jackie Crabtree
429 Lynnwood Boulevard
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: 16-0447

Map 116, Group 15-0, Parcel 057.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/16/16 13:57 4 pgs
Fees:23.00 Taxes:5920.00
20160516-0048647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Six Hundred Thousand and 00/100 Dollars ($1,600,000.00)** 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 **JACKIE CRABTREE, UNMARRIED** ("Grantee"), her 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 75-B on the Plan of Re-Subdivision of Parts of Royal Oaks of record in Plat Book 974, Page (s) 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 75-B fronts 100 feet on the westerly side of Lynwood Boulevard and runs back between lines 301 feet 9 inches on the north line and 302 feet 5 inches on the south line, to the east line of Lot No. 76-B on which it measures 100 feet.

Being the same property conveyed to Stanley T. Snodgrass and wife, Nancy Snodgrass, by Warranty deed from Robert E. Dunaway and wife, Glenda B. Dunaway of record in Book 2633, page 257, Register's Office for Davidson County, Tennessee, dated December 31, 1956 and recorded on January 3, 1957. Further conveyed to Stanley T. Snodgrass and Nancy Turner Snodgrass in Book 11258, Page 831, in said Register's Office, for purposes of conveying a one-half undivided interest as tenants in common with no right of survivorship. The said Stanley T. Snodgrass also known as Stanly Thomas Snodgrass died testate on July 28, 2001, his Last Will and Testament having been probated of record in Docket No. 01P-1772, in the Probate Court for Davidson County, Tennessee, devising his one-half interest to Nancy Turner Snodgrass. The

said Nancy Turner Snodgrass died testate May 21, 2014, her Last Will and Testament having been probated of record in Docket No. 14P-975, in said Probate Court, devising said property to Stana Snodgrass Chapman, Thomas Turner Snodgrass, Nancy Snodgrass Chapman (also known as Nancy Snodgrass Armstrong) and Lant Scott Snodgrass.

Being the same property conveyed to Chandelier Development, LLC, a Tennessee limited liability company by Warranty deed from Thomas Turner Snodgrass, Stana Snodgrass Chapman, Nancy Snodgrass Armstrong, and Lant Scott Snodgrass, as Devisees under the Last Will and Testament of Nancy Turner Snodgrass, of record in Probate No. 14P-975, Probate Court for Davidson County, Tennessee, joined by Thomas Turner Snodgrass, as Executor of the Last Will and Testament of Nancy T. Snodgrass, and further joined by Thomas Turner Snodgrass, Trustee of the Snodgrass Family Trust (the "Trust) under the Last Will and Testament of Stanly T. Snodgrass, of record in Probate No. 01P-1772, Probate Court for Davidson County, Tennessee and Thomas Turner Snodgrass, Stana Snodgrass Chapman, Nancy Snodgrass Armstrong, and Lant Scott Snodgrass, as the beneficiaries of the Trust of record in Instrument No. 20141203-0110865 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 3, 2014. (Value of consideration shown in aforementioned deed $525,000.00.)

Being also known as 429 Lynnwood Boulevard Nashville, TN 37205.

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

GRANTOR covenants with said Grantee 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 **May, 2016**.

CHANDELIER DEVELOPMENT, LLC

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), who acknowledged that he is the Sole 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 for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of ~~May~~, 2016.

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 $ 1,600,000.00 .

AFFIANT

Sworn to and subscribed to before me this 9th day of ~~May~~, 2016.

NOTARY PUBLIC

My commission expires: 5-30-17

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

