#33605

**NEW OWNER:**

Paul Kappelman
Elizabeth Kappelman
4505 Beacon Drive
Nashville, TN 37215

**SEND TAX BILLS TO:**

~~New Owner~~
Wells Fargo
ATTN: Post Closing
mac X9999-01H
Minneapolis, MN 55407

**THIS INSTRUMENT PREPARED BY:**

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

**FILE NO:** 17-0221 JM

Parcel ID #: 130-11-0-110.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/10/17 09:45 4 pgs
Fees:23.00 Taxes:7252.00
20170510-0046280

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Nine Hundred Sixty Thousand and 00/100 Dollars** ($1,960,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **CHANDELIER DEVELOPMENT, INC., A TENNESSEE CORPORATION** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PAUL KAPPELMAN AND ELIZABETH KAPPELMAN, Husband and Wife,** ("Grantees"), their heirs 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. 13 on the Plan of Tyne Meade, Section IV of record in Plat Book 1424, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Chandelier Development, LLC, a Tennessee limited liability company by Warranty Deed dated July 24, 2015 from MaryDe Heckman Elliston and Ellen Heckman Davenport and Amy Heckman Hostettler of record in Instrument No. 20150731-0076007 Register's Office for Davidson County, Tennessee. By Articles of Conversion filed December 20, 2015 in Document No. B0182-0119, Office of The Secretary of State of Tennessee, Chandelier Development, LLC, a Tennessee limited liability company is now Chandelier Development, Inc., a Tennessee corporation.**

**This is IMPROVED property being also known as 4505 Beacon 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 8th day of **May, 2017**.

CHANDELIER DEVELOPMENT, INC.

JOEL LYONS, Sole Shareholder

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 Shareholder of **CHANDELIER DEVELOPMENT, INC.**, 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 his name as such authorized officer.

WITNESS my hand and official seal at office this 8th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

**********

The actual consideration or value, whichever is greater, for this transfer is $ **1,960,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

## 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, STACY L. THOMAS, 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:

