NEW OWNER:

John Logan Maki
Heather Maki
500 Lynnwood Blvd.
Nashville, TN 37205

SEND TAX BILLS TO:
LANDMARK COMMUNITY BANK
1015 W. POPLAR AVENUE
COLLIERVILLE, TN 38017
116-15-0-106.00

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 17-0299 LB

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170046176 DEEDWARR
Recvd: 05/31/17 15:31 2 pgs
Fees:13.00 Taxes:6771.00
20170531-0054129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Eight Hundred Thirty Thousand and 00/100 Dollars ($1,830,000.00)** 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 **JOHN LOGAN MAKI AND HEATHER MAKI, husband and wife,** ("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 the Northerly part of Lot No. 107 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southerly margin of Hobbs Road at the intersection of the Southerly margin of said Hobbs Road and the Easterly margin of Lynwood Boulevard; thence with the Easterly margin of said Lynwood Boulevard, Southwardly 150 feet to a point; thence Eastwardly 273 feet, more or less, to a point, thence Northwardly 148 feet to a point on the Southerly margin of said Hobbs Road Westwardly 307.5 feet, more or less, to the beginning.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee Corporation, from 500 Lynnwood Blvd, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20170531-0054129, in the Register's Office for Davidson County, Tennessee, dated May 22, 2016, and recorded on _____.

This is IMPROVED property being also known as 500 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 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 26th day of **May, 2017**.

CHANDELIER DEVELOPMENT INC.

By: _____
JOEL LYONS, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public of the state and county mentioned, JOEL LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president of CHANDELIER DEVELOPMENT, INC., the within named bargainor, a corporation, and that as such president he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

WITNESS my hand and official seal at office this 26th day of **May, 2017**.

_____
NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **1,830,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 26th day of **May, 2017**.

_____
NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 9-8-2020