Prepared by:
Record and Return to:
Chapman & Rosenthal Title, LLC.
1002 Richard Jones Rd., Ste 200-A
Nashville, TN 37215

NEW OWNER:

Will David Coleman &
Patti Ashe Coleman
705 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: 17-0201 LB

Map/Parcel ID:
130-07-0-062.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170053381 DEEDWARR
Recvd: 06/22/17 08:34 2 pgs
Fees:13.00 Taxes:6521.25

20170622-0062741

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seven Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars ($1,762,500.00)** 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 **WILL DAVID COLEMAN AND PATTI ASHE COLEMAN, 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 Lot No. 1 on the Plan of Consolidation Plat , Part of Lots 180 and 182 on the Map of Royal Oaks of record in Plat at Instrument No. 20150609-0054252, 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, Inc., a Tennessee Corporation, from Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, husband and wife by Quitclaim Deed of record in Instrument No. 20170622-0062740 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 22, 2017

This is IMPROVED property being also known as 705 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 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 15 day of **June, 2017**.

CHANDELIER DEVELOPMENT, INC.

By: _____
JOEL LYONS, PRESIDENT

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 President 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 its name as such authorized officer.

WITNESS my hand and official seal at office this 15th day of **June, 2017**.

_____
NOTARY PUBLIC

My commission expires: 1-6-2020

PATRICIA J. GALAWAY — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY, TN

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The actual consideration or value, whichever is greater, for this transfer is $ **1,762,500.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 20 day of **June, 2017**.

_____
NOTARY PUBLIC

My commission expires: _____

SHIRA HUGHES — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY — My Commission Expires 09-11-2017