NEW OWNER:

James W. Ward, Jr.
Susanne J. Ward
701 Woodleigh 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: 16-0518 KP

Map 117, Group 01-0, Parcel 116.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170059538 DEEDWARR
Recvd: 07/12/17 10:47 3 pgs
Fees:18.00 Taxes:7175.87
20170712-0070047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Nine Hundred Thirty-Nine Thousand Four Hundred Twenty-Four and 00/100 Dollars** ($1,939,424.00) 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 **JAMES W. WARD, JR. AND SUSANNE J. WARD, 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 North ½ of Lot No. 8 on the Map of Forest Park Land Imp. Co's Subdivision, and of record in Plat Book 161, Page 144, Register's Office said County, to which reference is hereby made for a more complete description.

Said part of Lot No. 8 fronts 100 feet on the Westerly side of Hindman Avenue, now Woodleigh Drive, and runs back 270.5 feet on the North lines and 263.15 feet, more or less, on the Southerly line, to a dead line in the rear, on which measures 100.15 feet.

BEING the same property conveyed to Chandelier Development, Inc., a Tennessee Corporation, by Quitclaim Deed from Joel T. Lyons and wife, Lindsay R. Lyons, dated July 10, 2017, and of record in Instrument No. 20170712-0076023 Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 701 Woodleigh 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 10th day of **July, 2017**.

JOEL LYONS, PRESIDENT
CHANDELIER DEVELOPMENT, INC

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, PRESIDENT, CHANDELIER DEVELOPMENT, INC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 1-6-2020

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 1,939,424.00 .

AFFIANT

Sworn to and subscribed to before me this 10th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 1-6-2020

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