NEW OWNER:

Matthew R Musser
Whitney S Musser
115 Haverford Drive
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: 17-0331 FR

Parcel 116-13-0-033.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 1274 **DEEDWARR**
09/15/2017 11:15:53 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50

20170915-0094543

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million One Hundred Twenty-Five Thousand and 00/100 Dollars ($1,125,000.00)** 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 **MATTHEW R. MUSSER AND WHITNEY S. MUSSER, tenants by the entireties** ("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. 32 on the Plan of West Meade Farms, Section 3 of record in Plat Book 1835, Page 4, 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. 32 fronts 159 feet on the Southerly side of Haverford and runs back between lines, 165 feet on the Westerly line to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to Lisa L. Francis, unmarried by Warranty deed from James David Abernathy, Jr., Executor of the Last Will and Testament of Erin C. Abernathy of record in Instrument No. 20080807-0081423 Register's Office for Davidson County, Tennessee, dated August 06, 2008 and recorded on August 07, 2008.

Being the same property conveyed to Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, husband and wife by Warranty deed from Lisa L. Francis, an unmarried woman of record in Instrument No. 20160719-0074101 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee corporation, by Quitclaim Deed from Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, husband and wife, of record in Instrument 20170915-0094542, Register's Office for Davidson County, Tennessee.

Being improved property also known as 115 Haverford Drive 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 12th day of **September, 2017**.

CHANDELIER DEVELOPMENT, INC., BY JOEL LYONS, PRESIDENT

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**, 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, LLC** 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 12th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 1,125,000.00 .

AFFIANT

Sworn to and subscribed to before me this 12th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY