NEW OWNER:

Jordan Critz
Kristen Critz
2105 Timberwood 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: 17-0473 KP

144-00-0-015.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 8630 **DEEDWARR**
10/04/2017 03:49:46 PM 3 pgs
Fees: $18.00 Taxes: $6,923.29

20171004-0102043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Eight Hundred Seventy-One Thousand One Hundred Sixty and 00/100 Dollars ($1,871,160.00)** 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 **JORDAN CRITZ AND KRISTEN CRITZ, 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 a part of an unnumbered lot of ground described as the Heise Property set forth and described on a plat showing a property survey to divide unnumbered lots of City of Forrest Hill, known as Green Hills Realty Company's Forrest Hill Community Subdivision of record in Book 3600, Page 81, Register's Office for said County, Described as follows:

Beginning at a point in the Southeasterly margin of Timberwood Drive, said point being in the Northwesterly corner of property conveyed to Henry Z. Lipscomb, in Book 4210, Page 23; thence South 49 degrees 54' East 371 feet, more or less, to an iron pin; thence North 40 degrees East 62 feet, more or less, to an iron pin; thence South 50 degrees East 43 feet, more or less, to an iron pin; thence North 40 degrees East 97 feet, more or less, to an iron pin; thence Northwesterly 403 feet, more or less, to the Southeasterly margin of Timberwood Drive, thence Southwardly 118.6 feet, more or less, to the point of beginning.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee Corporation by Joel T. Lyons and Lindsay R. Lyons, husband and wife by Quitclaim deed, dated September 26, 2017, of record in Instrument No. 20171004-0102042**, Register's Office for Davidson County, Tennessee.**

Being improved property known as 2105 Timberwood 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 26th day of **September, 2017**.

L Lyons

CHANDELIER DEVELOPMENT, INC.
By: Lindsay Lyons

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LINDSAY LYONS, 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, by signing the name of CHANDELIER DEVELOPMENT, INC.

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

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,871,160.00** .

Danielle Imbach
AFFIANT

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

Sarah Alsup
NOTARY PUBLIC

My commission expires: 10/20/20

SARAH ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY