NEW OWNER:

Scott Pohlman
Amelia Pohlman
3520 Trimble Road
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: 17-0784 MJ

131-05-0-030.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 70467 DEEDWARR
03/19/2018 10:22:57 AM 3 pgs
Fees: $18.00 Taxes: $6,678.50
20180319-0025493

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Nine Hundred Twenty Thousand and 00/100 Dollars ($1,805,000.00)** 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 **SCOTT POHLMAN AND AMELIA POHLMAN, 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. 36 on the Plan of Russwood Heights of record in Plat Book 2133, Page 12 & 13, 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. by Warranty Deed from Mark Larimore and Nancy S. Larimore, husband and wife, of record in Instrument No. 20180319.0025492 **Register's Office for Davidson County, Tennessee, dated March 14, 2018.**

Being also known as 3520 Trimble Road 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 16th day of **March, 2018**.

CHANDELIER DEVELOPMENT, INC, A TENNESSEE CORPORATION

BY: JOEL LYONS
ITS: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

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 **JOEL LYONS** is the **SOLE MEMBER** of **CHANDELIER DEVELOPMEN, INC, A TENNESSEE CORPORATION**, the within-named bargainer, 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 16th day of **March, 2018**.

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 1,805,000.00 .

AFFIANT

Sworn to and subscribed to before me this 16th day of **March, 2018**.

NOTARY PUBLIC

My commission expires: 11/14/21

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON