This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2119

Bill Garrett Davidson County
Batch# 104632 DEEDWARR
06/14/2018 10:54:21 AM 2 pgs
Fees: $13.00 Taxes: $6,197.50

20180614-0057181

STATE OF TENNESSEE
COUNTY OF Davidson

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

The actual consideration or value, whichever is greater, for this transfer is $1,675,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2018

Notary Public
My Commission Expires: 1-8-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nick Coussoule and Jane Coussoule 240 Haverford Ave Nashville, TN 37205	Quicken Loans Inc. 1050 Woodward Ave. Detroit, MI 48226-1906	129-04-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Chandelier Development Inc., a Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nick Coussoule and Jane Coussoule, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Westview Subdivision, of record in Book 2330, page 155, Register's Office for Davidson County, Tennessee.
Beginning at a point in the Southwest margin of Haverford Drive at the common corner of Lots 9 and 10; thence South along the dividing line between said Lots, 171.2 feet to a point in the Western margin or rear line of Lot 2; thence with the line between Lots 2 and 10 in a Southwesterly direction, 179.2 feet to a point in the Northerly line of Lot 1; thence with the line between Lots 1 and 10 in a Westerly direction, 130.3 feet; thence along the Westerly line of Lot 10 in a Northeasterly direction 255.6 feet to a point in the North margin of Haverford Avenue; thence with said avenue East 42 feet to the beginning.

Being the same property conveyed to Chandelier Development, Inc., by Quit Claim Deed from Joel Lyons and Lindsay Lyons, husband and wife, recorded on June 14, 2018 in Instrument No. 20180614-0057180, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Joel and Lindsey Lyons by Warranty Deed from George Larry Jent, dated August 14, 2017, recorded September 8, 2017 of record in Instrument No. 20170908-0092528, and further being the same property conveyed to George Larry Jent, individually by Executor's Deed from George Larry Jent, Executor of the Estate of Clarence H. Jent, Jr., deceased, dated December 22, 2015, recorded January 4, 2016, of record in Instrument No. 20160104-0000600, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **240 Haverford Avenue, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2018.

GRANTOR:

Chandelier Development Inc., a Corporation
By Joel Lyons, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the President of Chandelier Development Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019