Box 14
G31090-4

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

File Number: 1-18-2609

Bill Garrett Davidson County
Batch# 131934 **DEEDWARR**
08/22/2018 09:45:21 AM 2 pgs
Fees: $13.00 Taxes: $4,976.50

20180822-0083195

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $1,345,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2018

Notary Public
My Commission Expires: My Comm. Expires Sept. 22, 2019

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Dauphin and Karen Dauphin **1607 Windy Ridge Drive** **Brentwood, TN 37027**	**"NEW OWNER"**	159-6-B-22.00

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 Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Dauphin and Karen Dauphin, 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 all of Lot No. 22, Final Plat, Voce, Phase 1A, as shown by survey and plat appearing of record in Instrument No. 20140819-0074937, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170105-0001613, Register's Office for Davidson County, Tennessee, to which plat and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chandelier Development, LLC, a Tennessee limited liability company by Warranty Deed from Voce Development Company, LLC, dated July 31, 2015, recorded August 4, 2015, of record in Instrument No. 20150804-0077024, Register's Office for Davidson County, Tennessee. Chandelier Development, LLC, a Tennessee limited liability company having since converted to Chandelier Development, Inc., a Tennessee corporation, said conversion being recorded in the Division of Business Services, Department of State, State of Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1607 Windy Ridge Drive, Brentwood, TN 37027**.

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 20th day of August, 2018.

GRANTOR:
Chandelier Development Inc., a TN Corporation

By: _____
Joel Lyons, President-Sole Managing Owner

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 and ~~sole~~ sole owner 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 20th day of August, 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