Name and Address of New Owner:
Devin Garrett Childers and Emily R. Childers
117 Clydelan Court
Nashville, TN 37205

Send Tax Bills To:
Devin Garrett Childers and Emily R. Childers
117 Clydelan Court
Nashville, TN 37205

This Instrument Prepared By:
Danielle Imbaratto
Tressler Title, LLC
212 North Castle Heights Avenue
Lebanon, TN 37087

Karen Y Johnson Davidson County
Batch# 158310 DEEDWARR
11/13/2018 08:52:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20181113-0111367

Map & Parcel No: 130-09-0-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chandelier Development, INC.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Devin Garrett Childers and Emily R. Childers, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of October, 2018.

WITNESS my hand and official seal at office this 1st day of **October,2018**.

CHANDELIER DEVELOPMENT, INC, A TENNESSEE CORPORATION

BY: JOEL LYONS
ITS: SOLE MEMBER

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 **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 1ST day of **March, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of October, 2018.

Notary Public
My commission expires: 10.6.21
File No. 18-0552

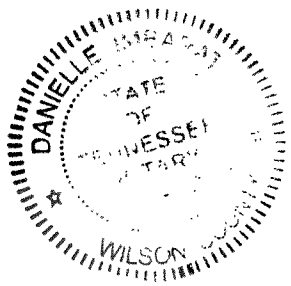


Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Court, Section II of record in Plat Book 2330, Page 124, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 which is a corner lot, fronts 116.0 feet on the southerly margin of Clydelan Court and fronts 116.0 feet on the westerly margin of Maybelle Lane, said frontages being joined by a curve having a length of 39.3 feet and extends back 141.0 feet on the southerly line and 140.7 feet on the westerly line to a point of intersection.

Being the same property conveyed to Matthew Aaron Perkins and Laura Tarumianz Perkins, husband and wife by Warranty Deed from Frank W. Blair, IV and wife, Lauren G. Blair, of record in Instrument No. 20170626- 0063871, Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 26, 2017.

Being the same property conveyed to CAP Investments, LLC, a Tennessee limited liability company by Quitclaim Deed from Matthew Aaron Perkins and Laura Tarumianz Perkins, husband and wife, of record in Instrument No. 20170928-0099240, Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 28, 2017.

Being the same property conveyed to Chandelier Development, INC, A Tennessee Corporation by Quitclaim Deed from CAP Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20181023-0104944, Register's Office for Davidson County, Tennessee, dated October 1, 2018.

Being also known as 117 Clydelan Court, Nashville, Tennessee 37205-4203

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).