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

File Number: 1-18-2552

Karen Y Johnson Davidson County
Batch# 164682 **DEEDWARR**
11/26/2018 09:55:03 AM 2 pgs
Fees: $13.00 Taxes: $6,134.60

20181126-0115046

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,658,000.00

Affiant

Subscribed and sworn to before me, this the 21 day of November, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Johnson and Kimberly Johnson 3929 Woodlawn Drive Nashville, Tn 37205	New Owner	116-04-0-296.00

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 **Timothy Johnson and Kimberly Johnson, 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 part of Block "A", marked "W.W. Harts Residence" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, and being known as Lot No. 5 on the unrecorded Map of Subdivision of said Block "A", and described as follows:

Beginning at a spike in the road, at the Southeast intersection of Woodlawn Avenue and Estes Avenue; thence with the margin of Estes Avenue, Southwardly 200 feet to an iron pin, a corner of Lot No. 6 of said unrecorded Subdivision; thence with the line between Lots 5 and 6, Easterly 109.85 feet to an iron pin at the common corner of Lots 4 and 5; thence with the line between said lots, Northwardly 200.1 feet to an iron pin in the Southerly margin of Woodlawn Avenue; thence with the margin of the same Westerly 120 feet to the beginning.

Being the same property conveyed by Warranty Deed from Arrow House, LLC to Chandelier Development, Inc., a Tennessee corporation, as recorded on the 7th day of March, 2016 in Instrument No. 20160307-0021586; Warranty Deed from Sarah Elizabeth Wilson, Executrix of the Estate of Ann Bradshaw Sitton to Arrow House LLC, a Tennessee limited liability company, as recorded on the 11th day of February, 2015 in Instrument No. 20150211-0012686; Warranty Deed from Pauline Lewis to Milton H. Sitton and wife, Ann B. Sitton, as recorded on the

21st day of May, 1965 in Deed Book 3893, Page 229 and Also see Probate Docket #14P-27, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3929 Woodlawn Drive, Nashville, TN 37205**

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This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 ~~13th~~ 21st day of November, 2018.

GRANTOR:

Chandelier Development, Inc., a Tennessee 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 ~~13th~~ 21st day of November, 2018.

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

_____
Notary Public
My Commission expires: 4-28-19