(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

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

File Number: 1-18-2553

Karen Y Johnson Davidson County
Batch# 177146 **DEEDWARR**
12/21/2018 11:36:39 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20181221-0124398

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00

Stacy D. Alessi
Affiant

Subscribed and sworn to before me, this the 19 day of December, 2018

Russell L. McCann
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires: MY COMMISSION EXPIRES JUNE 12, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shawn Machel East & Andrew Dean East 4513 Harpeth Hills Drive Nashville, TN 37215	New Owner	130-11-78.00

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.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shawn Machel East and husband, Andrew Dean East**, 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. 6 of Block "H" on the Plan of Tyne Meade, Section 3, of record in Plat Book 1424, pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 190 feet on the easterly side of Harpeth Hills Drive and runs back between parallel lines, 230 feet to a dead line measuring 190 feet thereon.

Being the same property conveyed to Mark Larimore and Nancy S.F. Larimore, husband and wife by Warranty Deed from the Trustee of the Mardo E. Toedter Revocable Trust dated October 20, 2014, deed dated April 28, 2016, recorded May 3, 2016, of record in Instrument No. 20160503-0043375, Register's Office for Davidson County, Tennessee. Further conveyed to grantor by deed in instrument # 20181221-0124997. R.O.D.C.

This is ☒ improved or ☐ unimproved property located at: **4513 Harpeth Hills Drive, Nashville, TN 37215.**

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 19 day of December, 2018.

GRANTOR:

Chandelier Development, Inc.

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 19 day of December, 2018.

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

