This Instrument prepared by
and after recording return to:
G. Miller Hogan II
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 317127 DEEDWARRSP
11/18/2019 03:23:30 PM 5 pgs
Fees: $28.00 Taxes: $6,225.80
20191118-0118911

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Chandelier Development, Inc. **P.O. Box 120024** **Nashville, TN 37212**	**(Same)**	**130-11-0-044.00**

STATE OF TENNESSEE)
COUNTY OF Davidson)

Know all men by these presents that, **Claude Lee Ferrell III** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Chandelier Development, Inc., a Tennessee corporation** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **808 Lynwood Boulevard, Nashville, Tennessee 37205**. This conveyance is subject to the lien for property taxes for 2019 and subsequent years (the "Permitted Exception").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise.

Adelita R. Ferrell, a married woman, being the wife of the Grantor, Claude Lee Ferrell III, hereby joins in this deed only to convey, and does hereby convey unto the Grantee, all of her right, title and interest in and to said Property, if any, including, without limitation, any marital rights arising from her marriage to the Grantor, but she does not join in the other covenants or warranties, if any, of this deed.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 11th day of November 2019.

Claude Lee Ferrell III

Adelita R. Ferrell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Claude Lee Ferrell II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November 2019.

Notary Public

My commission expires: May 9, 2023

ASHLEY A. EIGHMY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Adelita R. Ferrell** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November 2019.

Notary Public

My commission expires: May 9, 2023

ASHLEY A. EIGHMY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value for this transfer of property, whichever is greater is $1,682,650.00.

Affiant

Sworn to and subscribed before me this
11 day of November 2019.

Notary Public
My Commission Expires: May 9, 2023

ASHLEY A. EIGHMY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

EXHIBIT A

[*Property Description*]

Land in Davidson County, Tennessee, Being Lot No. 14, Block "A" on the unrecorded Subdivision of Tyne Meade, Section No. 2, and described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at a point 1000 feet north of the northerly margin of Forsythe Place, said point being the corner of Lots Nos. 14 and 15; thence with said boulevard, northerly 100 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, easterly 250 feet; thence at right angles southerly 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, westerly 250 feet to the point of beginning.

Being the same property conveyed to CLAUDE LEE FERRELL, III, A MARRIED MAN, by deed from CHANDELIER DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150806-0078331, dated July 27, 2015, said Register's Office.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, do hereby make oath that I am a licensed attorney and/or the 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 DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____