This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5151

Karen Johnson Davidson County
Batch# 340753 DEEDWARR
01/09/2020 09:52:14 AM 2 pgs
Fees: $13.00 Taxes: $8,273.20
20200109-0003110

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $2,236,000.00

Jennifer Crowell
Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 8 day of January, 2020

Notary Public
My Commission Expires: 1/11/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter Henry Grell, IV 1056 Parkwood Terrace Nashville, TN 37220	New Owner	146-09-0-002

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 **Walter Henry Grell, IV,** 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. 31 on the Plan of Lakeview Manor, according to survey and plat of same appearing of record in Plat Book 2133, pages 39-41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joel Lyons and Lindsay Lyons, husband and wife by Warranty Deed from J. Mark Gingles, an unmarried man, dated January 16, 2018, recorded February 2, 2018, of record in Instrument No. 20180202-0011020, and further conveyed to Chandelier Development, Inc., a Tennessee Corporation by Quit Claim Deed, dated December 20, 2019, recorded December 20, 2019, of record in Instrument No. 20191220-0131693, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1056 Parkwood Terrace, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2020 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 ___ day of January, 2020.

GRANTOR:

Chandelier Development, Inc., a Tennessee Corporation

By: _____
Joel Lyons, President, Sole Director

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, Sole Director 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 7th day of January, 2020.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21