This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5512

Karen Johnson Davidson County
Batch# 358794 DEEDWARR
02/14/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $7,751.50
20200214-0017301

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,095,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2020

Notary Public
My Commission Expires:

JANE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Lanigan and Greg Lanigan 2310 Belmont Blvd Nashville TN 37212	New Owner	104-16-0-377

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, **Chico Capital LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susan Lanigan and Greg Lanigan, wife and husband**, 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 the northwesterly one-half of Lot No. 119 on the Plan of Belmont Land Company's Property known as Belmont Heights, as the same appears of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 119 fronts 50 feet on the northeasterly margin of Belmont Boulevard and extends back 178 feet, more or less, on the northwesterly line and 183 feet, more or less, on the southeasterly line to an alley in the rear, measuring 57.5 feet thereon.

Being the same property conveyed to Chico Capital, LLC by Warranty Deed from Kenneth R. Beam, Jr. and wife, Wendy W. Beam, dated July 31, 2018, recorded August 2, 2018, of record in Instrument No. 20180802-0076053, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Kenneth R. Beam, Jr. and wife, Wendy W. Beam by Quitclaim Deed from Steven D. Newton, dated April 30, 2001, recorded May 3, 2001, of record in Instrument No. 20010503-0045293, said Register's Office. See also deeds in Book 6245, page 899; and in Book 6187, page 432, said Register's Office.

This is improved property located at: **2310 Belmont Boulevard, Nashville, TN 37212**

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 13th day of February, 2020.

GRANTOR:

Chico Capital LLC,
a Tennessee Limited Liability Company

By: Dovecote Idea, LLC,
a Tennessee limited liabilty company
Its Authorized Member

By: _____
Steve Shelton, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Shelton, 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 is the President of Dovecote Idea, LLC, authorized member of Chico Capital, LLC, a Tennessee limited lobailty company, 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 day of February, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

_____
Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

