THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124295

Karen Johnson Davidson County
Batch# 361498 **DEEDWARR**
02/21/2020 12:17:17 PM 2 pgs
Fees: $13.00 Taxes: $5,883.00

20200221-0019597

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,590,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of February, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Conrad Fichtel and Liege Michalina Fichtel 3805 Brighton Road Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0M-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chandelier Development, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Conrad Fichtel and Liege Michalina Fichtel, husband and wife**, ("Grantees")their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the plan of Brighton Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Brighton Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180227-0018342, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARK LARIMORE and spouse, NANCY LARIMORE and AJ LLC, a Tennessee limited liability company, by deed from JAMES TIMOTHY CRENSHAW and wife, LINDA CRENSHAW, of record in Instrument No. 20180227-0018340, dated February 14, 2018, said Register's Office.

AJ LLC, a Tennessee limited liability company conveyed it's interest to MARK A. LARIMORE and wife, NANCY SHERILYN FAIN LARIMORE, by quitclaim deed of record in Instrument No. 20180227-0018342, dated February 15, 2018, said Register's Office.

Being further conveyed by Quitclaim Deed from Mark A. Larimore and wife, Nancy Sherilyn Fain Larimore to Chandelier Development, Inc., a Tennessee Corporation of record in Instrument No. 20200221-0019596, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-13-0M-001.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 141, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180227-0018341, said Register's Office.

This is improved property located at 3805 Brighton Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of February, 2020.

Chandelier Development, Inc.

By: Joel Lyons, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Lyons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Chandelier Development, Inc., a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of February, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022