WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No: 1-20-0186

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 551,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March 2020.

Notary Public

COMMISSION EXPIRES: 1/3/2020

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 372272 DEEDWARR
03/13/2020 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20200313-0028255

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel O'Brien-Eddy Ryan Eddy	NBKC Bank	082-03-0-440
(NAME)	(NAME)	
1115 Lischey Avenue	8320 Ward Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Kansas City, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Black Chandelier Properties, LLC, a North Carolina Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel O'Brien-Eddy and Ryan Eddy, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 13 and the southerly 1/2 of Lot No. 14 on the Plan of Oakwood Park as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee. '

Said Lot No. 13 and part of Lot No. 14 front together 46.5 feet on the easterly margin of Lischey Avenue (formerly North Fourth Street) and run back between parallel lines 165 Feet to an alley.

Being the same property conveyed to Black Chandelier Properties, LLC, a North Carolina Limited Liability Company by Deed dated April 4, 2019 from Grace Apostolic Church, Inc., recorded April 5, 2019, in Instrument Number 20190405-0030945, in the Official Records of davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1115 Lischey Avenue (House Number) (Street) | (P.O. Address) | Nashville TN (City or Town)(State) | 37207 (Postal Zip)

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, successors 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, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of March 2020.

Black Chandelier Properties, LLC, a North Carolina Limited Liability Company

By: _____
Nolyn Croy, Member

By: _____
Elliott Croy, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Nolyn Croy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member of Black Chandelier Properties, LLC,** (the "Company") the within named bargainor, a Tennessee limited liability company and that he as such Member being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Member.

WITNESS my hand and seal this 12th of March 2020.

_____
Notary
Commission Expires: 1·3·2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Elliott Croy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member of Black Chandelier Properties, LLC,** (the "Company") the within named bargainor, a Tennessee limited liability company and that he as such Member being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Member.

WITNESS my hand and seal this 12th day of March 2020.

_____
Notary
Commission Expires: 1-3-2020

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

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: 3-6-2024

