(1)

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6702

Karen Johnson Davidson County
Batch# 381721 DEEDWARR
04/03/2020 11:34:16 AM 2 pgs
Fees: $13.00 Taxes: $6,197.50

20200403-0035948

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,675,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2020.

Notary Public
My Commission Expires: 03-08-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jon A Stanley Amanda J Stanley 3533 Trimble Rd Nashville, TN 37215	Cardinal Financial Company dba Peoples Home Equity P.O. Box 0054 Palatine, IL 60055-0054	131-05-050.00

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 **Jon A Stanley and wife, Amanda J Stanley**, 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 Lot(s) 29-A, as shown on the map entitled the plan of Resubdivision of Lot 29, Russwood Heights, or record in Book 5800, Page 249, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee corporation by Quit Claim Deed from Mark A. Larimore and Nancy S Larimore, dated March 11th 2020, recorded March 12, 2020, of record in Instrument No. 20200312-0027712, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mark A. Larimore and Nancy S Larimore, Husband and Wife by Warranty Deed from Catherine Munro Fenner, unmarried, dated November 14, 2017, recorded November 30, 2017, of record in Instrument No. 20171130-0122194, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3533 Trimble Road, Nashville, TN 37215**

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 1st day of April, 2020

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GRANTOR:

Chandelier Development Inc.,
a Tennessee Corporation

By: _____
Joel Lyons, President

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 is the President 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 1st day of April, 2020.

WESSLEY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23