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 **$ 805,000.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2021.

Notary Public

COMMISSION EXPIRES: 5/5/25

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 760744 **DEEDWARR**
11/24/2021 02:29:39 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50

20211124-0156392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Paul Barkett Melissa Julie Marie Dorange	Highlands Residential Mortgage, LTC	072-16-2E-002.00CO
(NAME) 159 Wayne Drive	(NAME) 950 W Bethany Drive, Ste 800	
(ADDRESS) Nashville, TN 3206	(ADDRESS) Allen, TX 75013	
(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 **Nicholas Paul Barkett and Melissa Julie Marie Dorange, husband and wife_,** 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 Unit B of Homes at 2100 Porter, a Planned Unit Development as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Homes at 2100 Porter, a Horizontal Property Regime With Private Elements (a Planned Unit Development) pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20200505-0047025, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Black Chandelier Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brian Bequette, filed for record on October 22, 2020 in Instrument No. 20201022-0123191, Register's Office for Davidson County, Tennessee. Inadvertently the State for the limited liabilty company was incorrect as previously reocrded, the Grantor should read as Black Chandelier Properties, LLC, a North Carolina Limited liabiltiy company.

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 **1529 Wayne Drive** (House Number) (Street) **Nashville, TN** (City or Town)(State) **37206** (Postal Zip) (P.O. Address)

JM VRES 21-1529

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 23rd day of November, 2021.

Black Chandelier Properties, LLC,

By: _____
Nolyn Croy, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, 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 the **Sole Member of Black Chandelier Properties, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as a Sole Member.

WITNESS my hand and seal this 23rd day of November, 2021.

_____
Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025