BILL GARRETT, Davidson County
Trans:T20140003503 DEEDWARR
Recvd: 01/16/14 09:31 2 pgs
Fees:13.00 Taxes:2682.50

20140116-0004359

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $725,000.00 Affiant Subscribed and sworn to before me, this 13th day of January, 2014 Notary Public My commission expires: 10-2-17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stratos Development Group LLC	**New Owner**	**11712007600,11712007500**
1040 Burnham Drive S	1040 Burnham Dr	
Hendersonville, TN 37075	Hendersonville TN 37075	

FOR AND IN 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 ACKNOWLEDGE, WE,

B&S Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stratos Development Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "D" on the Plan of Galecrest No. 2 of record in Plat Book 1424, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to B&S Properties, LLC by deed from Percy Wilkins, Jr. and spouse, Virginia R. Wilkins of record in Book 10651, Page 692, in the Register's Office for Davidson County, Tennessee, dated October 17, 1997, recorded October 20, 1997.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "D" on the Plan of Galecrest No. 2 of record in Plat Book 1424, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to B&S Properties, LLC by deed from Percy Wilkins, Jr. and spouse, Virginia R. Wilkins of record in Book 10651, Page 707, in the Register's Office for Davidson County, Tennessee, dated October 17, 1997, recorded October 20, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1203 and 1205 Noelton Avenue, Nashville, TN 37215.

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 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. 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 my/our hand(s) this 13th day of January, 2014.

B&S Properties, LLC, a Tennessee limited liability company

BY: _____, Chief Mgr.
Paul W. Schiel, Jr., Chief Manager

B&S Properties, LLC, a Tennessee limited liability company

BY: _____, Member
Lenore T. Brown, Member

B&S Properties, LLC, a Tennessee limited liability company

BY: _____, property acquisition mgr.
Penney V. Schiel, Property Acquisition Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Paul W. Schiel, Jr.**, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of B&S Properties, LLC and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of January, 2014.

MICHELLE S. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

_____
Notary Public
My Commission Expires: 12/11/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Lenore T. Brown,** with whom I am personally acquainted or (who proved to me her identity on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of B&S Properties, LLC and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of January, 2014.

MICHELLE S. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

_____
Notary Public
My Commission Expires: 12/11/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Penney V. Schiel,** with whom I am personally acquainted or (who proved to me her identity on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Property Acquisition Manager of B&S Properties, LLC and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of January, 2014.

MICHELLE S. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

_____
Notary Public
My Commission Expires: 12/11/16

File #: **313119MG**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027