BILL GARRETT, Davidson County
Trans:T20150057393 DEEDWARR
Recvd: 07/15/15 11:18 2 pgs
Fees:13.00 Taxes:1424.50
20150715-0068965

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1557

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Stratos Development, LLC<br>4002 Lealand Lane<br>Nashville, TN 37204 | New Owner | 118-13-0-141.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2015.

Notary Public

My Commission Expires: 3-8-16
(Affix Seal)

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Mary Kay Burns f.k.a. Mary Kay Michael and husband, Michael S. Burns,** 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:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Lipscomb Heights, as of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mary Kay Michael, unmarried, by Warranty Deed from Joy M. Green, unmarried, dated April 11, 1996, of record in Book 10019, page 88, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4002 Lealand Lane, Nashville, TN 37204**

Michael S. Burns joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2015, 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 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 (6) All matters shown on the plat of Lipscomb Heights, as recorded in Plat Book 2083, page 61, Register's Office for Davidson County, Tennessee (7) Declaration of Covenants, Conditions and Restrictions recorded in Book 2196, page 106, Register's Office for Davidson County, Tennessee (8) Sewer Easement of record in Book 3344, page 346, Register's Office for Davidson County, Tennessee, and (9) 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 **26th** day of **June, 2015.**

**GRANTOR(S)**

Mary Kay Burns

Michael S. Burns

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Kay Burns and Michael S. Burns** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **June, 2015.**

AMANDA VAUGHN
DAVIDSON COUNTY
State of Tennessee
Notary Public

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016