Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2015.

Notary Public
My commission expires: 3-9-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Stratos Development Group, LLC<br>939 Elvira Avenue<br>Nashville, TN 37216 | New Owner | P/O 072-06-0-091.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Bryant Meltzer and Robert Gale, one-half undivided each as tenants in common with right of survivorship,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Stratos Development Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Partition Plat of Meltzerville Subdivision, of record in Instrument No. 20070614-0071381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BRYANT MELTZER AND ROBERT GALE, ONE-HALF UNDIVIDED EACH AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from DANNY F. EDENS AND WIFE, KATHERINE A. EDENS, of record in Instrument No. 20060718-0086565, dated July 14, 2006, said Register's Office.

This property is improved property known as **939 Elvira Avenue, Nashville, TN, 37216**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 072-06-0-091.00; (2) Davidson County taxes for 2014, Map-Par. 072-06-0-091.00, $847.88, Paid; (3) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (4) Matters shown on the Plan of record in Plat Book 421, Page 35, said Register's Office; (5) Matters shown on the Plan of record in Instrument No. 20070614-0071381, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150063066 DEEDWARR
Recvd: 07/31/15 10:48 2 pgs
Fees:13.00 Taxes:925.00
20150731-0075663

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 29th of July, 2015.

Bryant Meltzer

Robert Gale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryant Meltzer and Robert Gale** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 29th day of July, 2015.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2015073798