BILL GARRETT, Davidson County
Trans:T20150068858 DEEDWARR
Recvd: 08/17/15 10:42 2 pgs
Fees:13.00 Taxes:2626.66
20150817-0082274

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 $709,907.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address of New Owner:	Send Tax Bills to:	Tax Information
Floyd L. DePalma, Jr. 1205 B Noelton Avenue Nashville, TN 37215	New Owner	117120 I 00200CO

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, **Stratos Development Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Floyd L. DePalma, Jr., and Megan Ann DePalma, husband and wife,** 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 Unit B of Townhomes at 1205 Noelton Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1205 Noelton Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140306-0019106, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1205 Noelton Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140306-0019106, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Stratos Development Group, LLC, a Tennessee limited liability company from B & S Properties, LLC, a Tennessee limited liability company, by Warranty Deed recorded as Instrument Number 20140116-0004359, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1205 B Noelton Avenue, Nashville, TN, 37215**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq; (3) Subject to all matters appearing of record in Plat Book 1424, Page 3, Register's Office for Davidson County, Tennessee; (4) Declaration of Covenants, Conditions and Restrictions for Townhomes at 1205 Noelton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140306-0019106, Register's Office for Davidson County, Tennessee.

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 13th day of August, 2015.

Stratos Development Group, LLC, a
Tennessee limited liability company

By: _____
Robert Ayers Cushman
Its: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert Ayers Cushman, Sole Member and Manager of Stratos Development Group, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member and Manager.

Witness my hand and official seal at this the 13th day of August, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015053631