BILL GARRETT, Davidson County
Trans:T20150096121 DEEDWARR
Recvd: 11/12/15 09:28 2 pgs
Fees:13.00 Taxes:2586.30
20151112-0114757

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

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $699,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2015.

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Marion Weller 1203 A Noelton Avenue Nashville, TN 37215	New Owner	117-12-0-J-001.00CO

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 **Elizabeth Marion Weller,** 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 1203-A on the Plan of Townhomes at 1203 Noelton Avenue, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1203 Noelton Avenue, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20140306-0019105, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Stratos Development Group, LLC, a Tennessee limited liability company by Warranty Deed from B&S Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140116-0004359, Register's Office for Davidson County, Tennessee, dated January 13, 2014 and recorded on January 16, 2014.

This property is improved property known as **1203 A Noelton Avenue, Nashville, TN, 37215.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, due and payable, but not delinquent; (2) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 3; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1203 Noelton Avenue, a Horizontal Property Regime With Private Elements, with By-Laws of Townhomes at 1203 Noelton Avenue Corporation appended thereto as Exhibit "C", of record in Instrument Number 20140306-0019105, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1203 Noelton Avenue, a Horizontal Property Regime With Private Elements, of record as Instrument Number 20140306-0019105; (5) Restrictions of record in Book 1427, Page 461, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the 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 10th day of November, 2015.

Stratos Development Group, LLC, a
Tennessee limited liability company

By: _____
Robert A. 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 A. 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 10th day of November, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015114001