WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/16 11:23 2 pgs
Fees:13.00 Taxes:647.50
20160216-0014298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2016

Notary Public

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-05-2016

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2016-0073

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H&B Development Partners	New Owner	072-10-0-321.00
(NAME)	(NAME)	
1606 Twin Square Way		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Stratos Development Group, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H&B Development Partners, a Tennessee general partnership,** 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. 42 on the Plan of Charles U. Coggin's First Addition to Nashville of record in Plat Book 421, Page 33, 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 Bryant K. Meltzer and Robert C. Gale, one-half undivided interest each as tenants in common by Special Warranty deed from US Bank National Association as Trustee for the MLMI SURF Trust Series 2006-BC1 by Wilshire Credit Corporation as attorney in fact of record in Instrument No. 20070508-0055406 Register's Office for Davidson County, Tennessee, dated March 20, 2007 and recorded on May 08, 2007.

Being the same property conveyed to Stratos Development Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Bryant K. Meltzer and Robert Gale, one-half undivided interest each as tenants in common of record in Instrument No. 20150904-0090289 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on September 04, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2016 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.

This property, known as 1628 Chase Street, Nashville, TN 37216-3817
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 12th DAY OF February, 2016.

Stratos Development Group, LLC

BY: _____

Title Sole Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Rob Cushman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself as Sole Member of Stratos Development Group, LLC, the within named bargainor, a limited liability company, and that he, as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company himself/herself as Sole Member of said limited liability company.

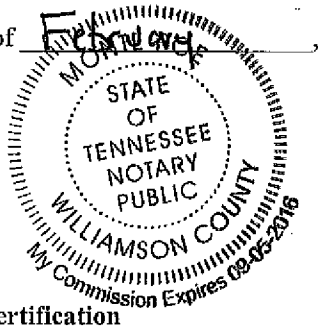
Witness my hand and official seal, this the 12th day of February, 2016.

_____

Notary Public

My Commission Expires: 9/5/16

(SEAL)



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My Commission Expires: 10/17/19

