(2)

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 $344,900.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2016.

Notary Public
My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kyle Thurmond	New Owner	072 06 0 384.00 (part of)
3211 ANDERSON PLACE		
NASHVILLE, TN 37216		

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 **Kyle Thurmond and Nicole G. Thurmond, 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 3211 Anderson Place a/k/a Unit No. 3209B on the Plan of Townhomes at 3207 & 3209 Anderson Place of record as Exhibit B to Declaration of Covenants, Conditions and Restrictions for Townhomes at 3207 & 3209 Anderson Place, A Horizontal Property Regime with Private Elements in Instrument No. 20150731-0075671, and as amended in Instrument Number 20160811-0083577, 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 a portion of the same property conveyed to Stratos Development Group, LLC, a Tennessee limited liability company by warranty deed from Bryant Meltzer and Robert Gale of record in Instrument No. 20150731-0075670 Register's Office for Davidson County, Tennessee, dated 07/29/2015 and recorded on 07/31/2015.

This property is improved property known as **3211 ANDERSON PLACE, NASHVILLE, TN, 37216.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150731-0075671, 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; (3) Easement of record in Instrument Number 20150923-0096561; (4) Subject to all matters shown on the Plan of record in Plat Book 421, Page 35, and Instrument No. 20070614-0071381; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160069597 DEEDWARR
Recvd: 08/11/16 10:42 2 pgs
Fees:13.00 Taxes:1276.13
20160811-0083578

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 8th day of August, 2016.

Stratos Development Group, LLC, a
Tennessee limited liability company

By: _____
Robert A. Cushman
Its: Sole Member

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 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.

Witness my hand and official seal at this the 8th day of August, 2016.

_____
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016074610

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206