Davidson County DEEDWARR
Recvd: 01/04/17 12:04 3 pgs
Fees:18.00 Taxes:1134.42
20170104-0000819

33400

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,600.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2016.

Notary Public
My commission expires: _____

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Denton Lee Kanouff, III 918 B Elvira Avenue Nashville, TN 37216	Peoples Home Equity, Inc 5205 Maryland Way Suite 100 Brentwood, TN 37027	72-06-0-106.00

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, **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 **Denton Lee Kanouff, III and Danielle Marie Kanouff, 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:

Being Unit 918 B, together with the appurtenant interest in the common elements of, Townhomes at 918 Elvira Avenue, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160315-0024667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Stratos Development, LLC, a Tennessee limited liability company by Warranty Deed from Maurine M. Hall, unmarried, recorded on October 2, 2105 in Instrument No. 20151002-0100660, Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit recorded January 3, 2017, in Instrument Number 20170103-0000414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for 2017 and subsequent years, which have been assumed by Grantee.

This property is improved property known as **918 B Elvira Avenue, Nashville, TN 37216.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 918 Elvira Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160315-0024667, 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 State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) All matters appearing on the Plan of record in Instrument No. 20160310-0023087; (3) Notice of Completion is of record in Instrument No. 20161205-0127119, 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 29th day of December, 2016.

Stratos Development, *Group LLC, a
Tennessee limited liability company

By: _____
Robert S. Cushman
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert S. Cushman, 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 **Authorized Representative.**

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of December, 2016.

_____
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016124930

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

