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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $306,000.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2017

Notary Public
My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20170010639 DEEDWARR
Recvd: 02/06/17 09:02 2 pgs
Fees: 13.00 Taxes: 1132.20
20170206-0012088

Address of New Owner:	Send Tax Bills to:	Tax Information
PARKER RIAS BROWN 920 B Elvira Avenue Nashville, TN 37216	new owner	072-06-1B-002.00 CO

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 **PARKER RIAS BROWN, an unmarried man,** 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:

920

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Townhomes at 920 Elvira Avenue, A Horizontal Property Regime with Private Elements , of record in Instrument No. 20160315-0024668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to STRATOS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, LLC, by deed from MAURINE M. HALL, UNMARRIED, of record in Instrument No. 20151002-0100660, dated September 30, 2015, and Scrivener's Affidavit in Instrument No. 20161230-0137188, dated December 29, 2016 and Instrument No. 20170103-0000414, dated December 29, 2016, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **920 B Elvira Avenue, Nashville, TN 37216.**

This conveyance is also subject to the following: (1) Matters shown on the Plan of record in Instrument No. 20160310-0023087; (2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record said Register's Office in Instrument No. 20160315-0024668; (3) Notice of Completion of record in Instrument No. 20161205-0127117; All 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 1st day of February, 2017.

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 **Trey Cain, Authorized Representative for 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 Member.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of February, 2017.

_____
Notary Public

My Commission expires: 9.19.18

FILE NO: 2016124966

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON