BILL GARRETT, Davidson County
Trans:T20170011507 DEEDWARR
Recvd: 02/08/17 09:23 2 pgs
Fees:13.00 Taxes:1146.63
20170208-0013094

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 $309,900.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin C. Nelson 920 A Elvira Avenue Nashville, TN 37216	New Owner	72-6-1-B-001.00 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 **Justin C. Nelson and Carrie Nelson, 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 Unit 920A, 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 a part of the same property conveyed to Stratos Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Maurine M. Hall, unmarried, dated September 30, 2015, of record in Instrument No. 20151002-0100660, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected to state Grantee as Stratos Development Group, LLC, a Tennessee limited liability company by Scrivener's Affidavit dated December 29, 2016, of record in Instrument No. 20161230-0137188, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected to state Grantee as Stratos Development Group, LLC, a Tennessee limited liability company by Scrivener's Affidavit dated December 29, 2016, of record in Instrument No. 20170103-0000414, Register's Office for Davidson County, Tennessee.

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 A Elvira Avenue, Nashville, TN 37216.**

This conveyance is subject to the following: (1) Subject to any, and all easements of record that would affect Lot No. 2 on the Final Plat Resubdivision of Lot 7 on the Plan of C.W. Waller's Subdivision of John D. Anderson Home Place, of record in Instrument No. 20160310-0023087; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Townhomes at 920 Elvira Avenue of record in Instrument No. 20160315-0024668, 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; (3) Notice of Completion of record in Instrument No. 20161205-0127116; 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 6th day of February, 2017.

Stratos Development Group, LLC, a
Tennessee limited liability company

By: _____
Robert A. Cushman
Its: Sole Member

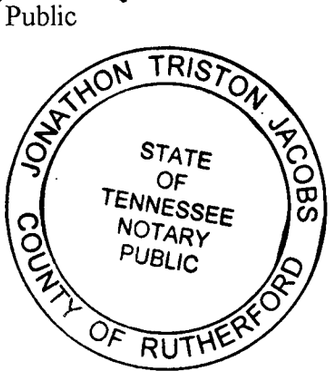
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **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 Brentwood, Tennessee, this the 6th day of February, 2017.

_____
Notary Public

My Commission expires: 1-24-21



FILE NO: 2017014977