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 $334,900.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017

Notary Public
My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans: T20170019051 DEEDWARR
Recvd: 03/06/17 12:17 2 pgs
Fees: 13.00 Taxes: 1239.13
20170306-0021802

Address of New Owner:
Lindsay C. Carter
3209 Anderson Place
Nashville, TN 37216

Send Tax Bills to:
new owner

Tax Information
072-06-0S-001.00

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 **Lindsay C. Carter, a single woman,** 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 3209 Anderson Place a/k/a Unit No. 3207 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, one-half undivided each as tenants in common with right of survivorship, dated July 29, 2015 of record in Instrument No. 20150731-0075670 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 **3209 Anderson Place, Nashville, TN 37216.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150731-0075671, and as amended in Instrument Number 20160811-0083577, 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; (2) Easement of record in Instrument Number 20150923-0096561; (3) 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.

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 28th 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 28th day of February, 2017.

_____
Notary Public

My Commission expires: 1·24·21

FILE NO: 2017015006

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD