(2)

BILL GARRETT, Davidson County
Trans:T20170074691 DEEDWARR
Recvd: 08/28/17 10:43 2 pgs
Fees:13.00 Taxes:5550.00
20170828-0087959

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 $1,500,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Notary Public
My commission expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Bill Bendell	SunTrust Mortgage, Inc.	118-13-0-141.00
4002 Lealand Lane	Payment Processing	
Nashville, TN 37204	P. O. Box, Baltimore, MD 21279-0041	

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 **Bill Bendell and Johanna Bendell, 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 Lot No. 2 on the Plan of Lipscomb Heights, as of record in Plat Book 2083, page 61, Register' s Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STRATOS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MARY KAY BURNS F/K/A MARY KAY MICHAEL AND HUSBAND MICHAEL S. BURNS, of record in Instrument No. 20150715-0068965, dated June 26, 2015, 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 **4002 Lealand Lane, Nashville, TN 37204.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 2083, page 61; (2) Easement(s) as set out in the Restrictive Covenants of record in Book 2196, page 106; (3) Sewer Easement of record in Book 3344, page 346; (4) Notice of Completion of record in Instrument No. 20150814-0081639; All of record in the said Register's Office.

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 25th day of August, 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 25th day of August, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017075425