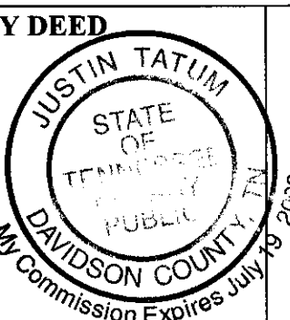
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/25/06 11:21 2 pgs
Fees:13.00 Taxes:110.63

20060725-0089385

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$29,900.00**

Theresa Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **19TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Starks	Derrick Starks	**81-15-273**
(NAME)	(NAME)	
1507 14th Avenue North	1507 14th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Driven Investments, LLC, A Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick Starks**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 257 on the Plan of McGavock, Wetmore and Others second Addition, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Driven Investments LLC, A Limited Liability Company by deed from Eric Sox of record in Instrument No. 20051007-0121328, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1507 14th Avenue North, Nashville, TN 37208**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **19th day of July, 2006.**

Driven Investments, LLC, A Limited Liability Company

By: President

Eric Sox, President of Driven Investments, LLC, A Limited Liability Company

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Eric Sox with whom I am personally acquainted, and who, upon oath, has proved to me beyond satisfactory evidence to be acting as **President of Driven Investments, LLC, a Limited Liability Company** and that he executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **19th day of July, 2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

