WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059950 DEEDWARR
Recvd: 07/15/13 10:30 2 pgs
Fees:13.00 Taxes:192.40
20130715-0072829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) ROBERT L. SCRUGGS DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Strive Properties, LLC	**Same As Owner**	
(NAME)	(NAME)	
2607 Lakeland Drive		**MAP 53-3**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		**PARCEL 78.00**
(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, I, **BOBBY R. DAVIS**, MARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** 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 Lot No. 277, on the Plan of Section Section C-1 and part of Section C, village of Old Hickory of record in Book 1424, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bobby R. Davis, an undivided one-half interest by Quitclaim Deed from James D. Davis, filed for record in Instrument No. 20070910-0108600, Register's Office for Davidson County, Tennessee and an undivided one-half interest according to Affidavit of Heirship filed for record in Instrument No. 20130715-0072827, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 1424, page 130, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **1415 Bryan Street, Old Hickory, TN 37138**

(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 12th day of July, 2013.

Bobby R. Davis
By: Dan Silverman, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Dan Silverman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), on behalf of Bobby R. Davis, the within named bargainor, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Bobby R. Davis.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2013.

Commission expires:



Notary Public