BILL GARRETT, Davidson County
Trans:T20130108056 DEEDWARR
Recvd: 12/31/13 12:19 2 pgs
Fees:13.00 Taxes:369.63
20131231-0131211

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARRIE A. NALLS	FRANKLIN AMERICAN MORTGAGE CO.	053-03-0-078.00
(NAME)	(NAME)	
1415 BRYAN STREET	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CARRIE A. NALLS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 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 and accurate legal description.

Being the same property conveyed to Strive Properties, LLC, a Tennessee limited liability company, from Bobby R. Davis, married, filed for record July 15, 2013 in Instrument No. 20130715-0072829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Book 1424, page 130, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Cheatham County, Tennessee.

unimproved ( )
This is improved(X) 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 20th day of December, 2013.

STRIVE PROPERTIES, LLC

Joshua C. Wilson member

JOSHUA C. WILSON, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Joshua C. Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **Strive Properties, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Strive Properties, LLC,** by himself as such member.

Witness my hand and official seal at office this 20th day of December, 2013.

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public

