**BOX 10-B**

BILL GARRETT, Davidson County
Trans:T20140043191 DEEDWARR
Recvd: 06/18/14 13:59 2 pgs
Fees:13.00 Taxes:462.50
20140618-0053275

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 **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE18TH DAY OF JUNE, 2014.

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 |
|---|---|---|
| **STRIVE PROPERTIES LLC** | **SAME** | **061-02-0-153.00** |
| (NAME) **P. O. BOX 140371** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37214** | (ADDRESS) | |
| (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, **PHYLLIS GOODMAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STRIVE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 319, as shown on the Map entitled Section 11- Second Addition, Gra-Mar Acres, of record in Book 3500, page 43, 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 Lewis B. George and wife, Billie Sue George, by deed from Castleman Construction Company, A Tennessee Corporation, of record in Book 3763, Page 57, dated May 9, 1964, Register's Office for Davidson County, Tennessee. Billie Sue George died on or about September 25, 2005, leaving Lewis B. George as the surviving tenant by the entirety. Lewis B. George died testate on or about November 8, 2013. He devised said property to Phyllis Goodman by will of record in Docket No. 13P2042, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20140214-0013186, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 3500, page 43, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5066, page 734, said Register's Office; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

***THE GRANTEE HEREBY ASSUMES ALL PROPERTY TAXES FOR 2014.***

Unimproved ( )
This is improved( **X** ) property, known as **635 STANVID DRIVE, NASHVILLE, TN 37216**
(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 18th day of June, 2014.

Phyllis Goodman

**PHYLLIS GOODMAN**

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phyllis Goodman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th of June, 2014.

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

Lee A. Cohen

Notary Public

