BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140064572 DEEDWARR
Recvd: 08/29/14 15:54 2 pgs
Fees:13.00 Taxes:370.00
20140829-0079380

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 $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 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**	**061-02-0-068.00**
(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, **I, MINNIE FRANCES OLIVER, UNMARRIED, BEING THE SOLE HEIR AT LAW OF CORA MAI MOSS,** HEREINAFTER CALLED THE GRANTOR, HAVE 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 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. 316 on the Plan of Gra-Mar Acres, Section II, as of record in Book 2663, page 113, 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 Charlie F. Moss and wife, Cora Mai Moss, by deed from Castleman Construction Company, a Tennessee corporation, of record in Book 3067, page 219, dated April 20, 1960, said Register's Office. The said Charlie F. Moss having since died on or about January 7, 1969, leaving the said Cora Mai Moss as the surviving tenant by the entirety. The said Cora Mai Moss having since died intestate, on or about June 6, 1981. See Affidavit of Heirship as to the Heirs at Law of Cora Mai Moss of record in Instrument No. 20140819-0075088, said Register's Office.

See Durable Power of Attorney for Minnie Frances Oliver being recorded simultaneously herewith of record as Instrument No. 20140829-0079379, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2663, page 113, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 647 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 29th day of August, 2014.

Minnie Frances Oliver
by Tammy Miller f/k/a Tammy Lynn Oliver
her attorney in fact

MINNIE FRANCES OLIVER
By: Tammy Miller f/k/a Tammy Lynn Oliver,
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2014, before me personally appeared **Tammy Miller f/k/a Tammy Lynn Oliver, Attorney-in-Fact for Minnie Frances Oliver**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Minnie Frances Oliver, and who acknowledged that she executed the same as the free act and deed of Minnie Frances Oliver.

Witness my hand and official seal at office this 29th day of August, 2014.

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

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

Lee A. Cohen
Notary Public