Box 10-B

BILL GARRETT, Davidson County
Trans:T20150001754 DEEDWARR
Recvd: 01/08/15 10:58 2 pgs
Fees:13.00 Taxes:381.10
20150108-0002077

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(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** | **072-12-0-059.00** |
| (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, **BLUE SKY ADVENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 SUCCESSORS AND/OR 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. 116, as shown on the map entitled Waters Place, of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 116 fronts 50 feet on the South side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Blue Sky Adventures, LLC, a Tennesee Limited Liability Company, by deed from American Consulting Corporation, a Tennessee corporation, of record as Instrument No. 20141106-0102720, dated November 6, 2014, Register's Office for Davidson County, Tennessee.

****PROPERTY TAXES FOR THE YEAR 2015 ARE HEREBY ASSUMED BY THE GRANTEE.****

unimproved ( )
This is improved( X ) property, known as **146 PIEDMONT AVENUE, 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 8 day of January, 2015.

**Blue Sky Adventures, LLC**

Patricia A. Vaughn Sole Member

**By: Patricia A. Vaughn, Sole Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 8th of January, 2015.

My commission expires: **November 5, 2018**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018