BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150010502 DEEDWARR
Recvd: 02/10/15 15:47 2 pgs
Fees:13.00 Taxes:296.00
20150210-0012443

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 $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF FEBRUARY, 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	018-07-0-109.00
(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, **WE, BRENDA J. RUSSELL, KARIN TRAVIS, JEFFREY E. BROWN AND CHARLIE BROWN,** HEREINAFTER CALLED THE GRANTORS, 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, IT'S 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. 45 on the Plan of Charleston Square, Section 1, as of record in Plat Book 4860, pages 37 and 38, said Register's Office.

Said Lot No. 45 fronts 82 feet on the northeasterly side of Bryan House Drive and runs back 155.3 feet on the northwesterly line and 190.0 feet on the southeasterly line and runs back to a line in the rear which measures 121.1 feet thereon.

Being the same property conveyed to EUGENE BROWN AND WIFE, DOROTHY BROWN, by deed from DOROTHY BROWN, of record as Instrument No. 20051228-0154660, dated December 20, 2005, said Register's Office. The said Dorothy Brown having since died. Then being further conveyed to BRENDA J. RUSSELL, KARIN TRAVIS, JEFFERY E. BROWN and CHARLIE BROWN, by Quitclaim Deed from EUGENE BROWN, of record as Instrument No. 20140501-0036602, dated April 29, 2014, said Register's Office.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 4860, Pages 37 and 38; Restrictive Covenants of record in Book 4932, page 13, as amended in Book 5036, page 898 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.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.****

Unimproved ( )
This is improved(X) property, known as 105 BRYAN HOUSE DRIVE, GOODLETTSVILLE, TN 37072
(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 our hands this 9th day of February, 2015.

Brenda J. Russell
BRENDA J. RUSSELL

Karin Travis
KARIN TRAVIS

JEFFREY E. BROWN

Charlie W. Brown
CHARLIE BROWN

STATE OF INDIANA
COUNTY OF Shelby

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

Witness my hand and official seal at office this 9th day of February, 2015.

Angela Shipman
Notary Public

My commission expires: July 25, 2019

ANGELA SHIPMAN
Notary Public - Seal
State of Indiana
My Commission Expires Jul 25, 2019

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, **BRENDA J. RUSSELL, KARIN TRAVIS and CHARLIE BROWN** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of February, 2015.

Lee A. Cohen
Notary Public

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

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