BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150016030 DEEDWARR
Recvd: 03/04/15 13:59 5 pgs
Fees:28.00 Taxes:203.50
20150304-0019036

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 $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 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	073-11-0-090.00
(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, DARIN JOHN MITCHELL CREECH, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF JOHN E. CREECH, III, DECEASED,** 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, 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(s) 60, as shown on the map entitled Revision of Section One, Sunset View, of record in Plat Book 2663, page 27, 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 JOHN E. CREECH JR. and wife, CECYLE G. CREECH, by deed from JAMES E. KEITH and wife, FLORENCE J. KEITH, of record in Book 4042, page 366, dated July 29, 1966, said Register's Office. The said CECYLE G. CREECH, having died on or about May 2, 1999, leaving the said JOHN E. CREECH JR. as the surviving tenant by the entirety. The said JOHN E. CREECH, JR. a/k/a John Evans Creech, Jr., having died intestate on or about August 11, 2011. His interest in the subject property passed to his son, JOHN E. CREECH, III, as evidenced by Affidavit of Heirship of record in Instrument No. 20130808-0083118, said Register's Office. The said JOHN E. CREECH, III having died testate on or about September 25, 2014. His Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 14P1784, devised the subject property to DARIN JOHN MITCHELL CREECH. See Affidavit of Heirship as to the Heirs at Law of John Evans Creech, Jr. of record as Instrument No. 20150225-0016187 and see copy of the Last Will and Testament of John Evans Creech, Jr. attached hereto.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 2663, Page 27 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 THE GRANTOR HEREIN.****

Unimproved ( )
This is improved(X) property, known as 2317 CABIN HILL ROAD, NASHVILLE, TN 37214
(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 4th day of March, 2015.

DARIN JOHN MITCHELL CREECH

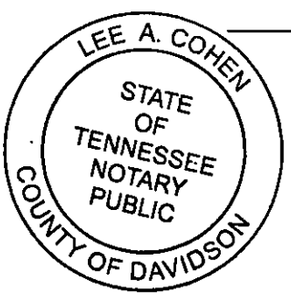
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **DARIN JOHN MITCHELL CREECH** 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 4th day of March, 2015.

Notary Public

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



LAST WILL AND TESTAMENT
OF
JOHN EVANS CREECH, JR.

I, JOHN EVANS CREECH, JR., a resident of Davidson County, Tennessee, being of sound mind and disposing memory do publish and declare this to be my Last Will and Testament hereby revoking all Wills and Codicils heretofore made by me.

1. **PAYMENT OF DEBTS**: I direct that all my just debts, my funeral expenses, the expense of the administration of my estate, any estate inheritance or like taxes that may be imposed by reason of my death, be first paid by my Executrix and/or substitute Executor, hereinafter named out of any funds coming into their hands as soon as practical after my death. My Executrix and/or substitute Executor, in their sole discretion may pay from any domiciliary estate all or any portion of the costs of ancillary administration, and any other similar proceedings in other jurisdictions.

2. **GIFT OF ENTIRE ESTATE**: I hereby give, devise and bequeath outright and forever, all of of my property whether real, personal or mixed and wheresoever situated of which I may die seized or possessed or over which I may have a power of appointment unto my son, JOHN EVANS CREECH, III.

3. **APPOINTMENT OF EXECUTRIX**: I hereby appoint my sister, ANNELLA CREECH, to be my Executrix of this my Last Will and Testament. Should my sister predecease me or for any reason fail to qualify as Executrix hereunder, or be unwilling to serve, or die, or resign, then in such event I appoint son, JOHN EVANS CREECH, III., to act as my substitute Executor of my estate. I direct that no bond or other security shall be required of the above-named Executrix and/or substitute Executor for the faithful performance of their duties, nor shall it be necessary to file an inventory or a final accounting. I authorize my Executrix and/or substitute Executor in the exercise of any and all powers set forth in Tennessee Code Annotated, 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers, as set out in said statute on the date of the execution of this Will, are granted not withstanding that said Statute may be amended hereafter or repealed at the time of my death.

David E. Phillips
Attorney at Law
2525 Lebanon Rd.
Nashville, TN
(615) 883-9562

JOHN EVANS CREECH, JR.

Last Will and Testament on this the 5 day of August, 1999.

Page One of Two

John Evans Creech Jr.
JOHN EVANS CREECH, JR.

~~The~~ ~~foregoing~~ ~~instrument~~, consisting of this and one preceding typewritten pages, was on this 5th day of Aug, 1999, subscribed on each page and at the end thereof by JOHN EVANS CREECH, JR., the testator, and by him signed, sealed, published and declared to be his Last Will and Testament, in the sight and presence of us and each of us who thereupon, at his request, in his presence, and in the presence of each other, have subscribed our names as attesting witnesses the day and date above written.

Dehak K. Phillips
WITNESS

2525 Lebanon Rd.
Nashville, TN 37214

Mary T. Novak
WITNESS

220 Cumberland Circle
Nashville, TN 37214

David K. Phillips
Attorney at Law
2525 Lebanon Rd.
Nashville, TN
(615) 883-9562

John Evans Creech Jr.

AFFIDAVIT OF WITNESSES TO PROVE WILL

Mary T Doak and Debra K. Phillips, after being duly sworn according to law, depose and say:

1. That they are adult citizens of Nashville, Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of JOHN EVANS CREECH, JR. dated the 5 day of Aug 1999, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator, and in accordance with Tennessee Code Annotated 32-2-110.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Last Will and Testament, the Testator was, in their opinion, of sound mind.

Mary T. Doak
WITNESS

Debra K. Phillips
WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 5th day of Aug 1999.

1-25-03
MY COMMISSION EXPIRES:

NOTARY PUBLIC

David E. Phillips
Attorney at Law
2525 Lebanon Rd.
Nashville, TN
(615) 883-9562

John Evans Creech, Jr.
JOHN EVANS CREECH, JR.