BILL GARRETT, Davidson County
Trans:T20150018760 DEEDWARR
Recvd: 03/16/15 10:41 2 pgs
Fees:13.00 Taxes:814.00
20150316-0022195

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 $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015.

Lee A. Cohen
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
HANNAH NICOLE HOOVER HAVERKOS	Wolfe Financial Inc	**071-03-0-087.00**
(NAME) **115 DONALD STREET**	(NAME) 191 H NC Highway 42 N	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Asheboro, NC 27203	
(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, **COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND STRIVE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH NICOLE HOOVER HAVERKOS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 7A on the Plan of C. Morris' Subdivision, of record in Book 1835, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 7A fronts 76 feet on the northerly side of Donald Street and runs back 184 feet on the easterly line and 182.8 feet on the westerly line, to a dead line, measuring 76 feet thereon.

Being the same property conveyed to Colson Services, LLC, a Tennessee Limited LiabilityCompany, from Herbert Seay and Louvenia Seay, husband and wife, by deed dated August 21, 2014, of record as Instrument No. 20140822-0076936, Register's Office for Davidson County, Tennessee. Being further conveyed to Colson Services, LLC, a Tennessee Limited Liability Company, and Strive Properties LLC, a Tennessee Limited Liability Company, from Colson Services, LLC, a Tennessee Limited Liability Company, byquitclaim deed dated August 26, 2014, of record as Instrument No. 20140826-0077772, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Book 1835, Page 116, and any and all 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 **115 DONALD STREET, NASHVILLE, TN 37207**

(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 GRANTEESthat 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 gendershall be applicable to all genders.

Witness our hands this 6th day of March, 2015.

COLSON SERVICES, LLC

By: DAVID VERNICH, CHIEF MANAGER/SOLE MEMBER

STRIVE PROPERTIES LLC

By: JOSHUA C. WILSON, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager/Sole Member of **COLSON SERVICES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **COLSON SERVICES, LLC,** by himself as such Chief Manager/Sole Member.

WITNESS my hand and seal at office, this 6th day of March, 2015.

Notary Public

My Commission Expires: **November 5, 2018**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal at office, this 6th day of March, 2015.

Notary Public

My Commission Expires: **November 5, 2018**

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