BOX 10-B

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 $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JULY, 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
INVESTING INNOVATIONS LLC	**SAME**	**061-11-0-108.00**
(NAME) **2834 REDWING CT.**	(NAME)	
(ADDRESS) **HAMILTON, OH 45013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150058304 DEEDWARR
Recvd: 07/17/15 11:11 2 pgs
Fees:13.00 Taxes:851.00
20150717-0070016

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, 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 **INVESTING INNOVATIONS LLC, AN OHIO 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. 17 as shown on the map entitled Resubdivision of Lots 11 to 17 of I. C. McMahan's Maplewood Trace, of record in Plat Book 547, page 144, 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 Strive Properties LLC from Shawn D. Heaton, a single person, by deed dated March 18, 2015, of record as Instrument No. 20150319-0023696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 144, 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 **1005 MATTHEWS 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 16 day of July, 2015.

STRIVE PROPERTIES LLC

Joshua C Wilson member

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 **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, at office, this 16 day of July, 2015.

Lee A. Cohen
Notary Public

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

