BILL GARRETT, Davidson County
Trans:T20150059392 DEEDWARR
Recvd: 07/21/15 11:01 2 pgs
Fees:13.00 Taxes:665.63
20150721-0071325

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 $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(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
JOAN C. TSCHIRGI, ET AL	**SUNTRUST MORTGAGE, INC.**	**018-07-0-109.00**
(NAME) **105 BRYAN HOUSE DRIVE**	(NAME) **901 SEMMES AVE.**	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS) **RICHMOND, VA 23224**	
(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 GRANTEES, 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 **JOAN C. TSCHIRGI AND CHANELLE A. JOHNSON,** as joint tenants with *, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*right of survivorship

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Charleston Square, Section 1, as of record in Plat Book 4860, page 38, 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. 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 Strive Properties LLC, a Tennessee limited liability company, from Brenda J. Russell, Karin Travis, Jeffrey E. Brown, and Charlie Brown, by deed dated February 10, 2015, of record in Instrument No. 20150210-0012443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 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.

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 my hand this 20th day of July, 2015.

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 **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 20th day of July, 2015.

Notary Public

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

