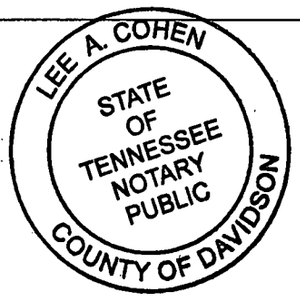
BOX 10-B



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF **DECEMBER, 2015.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150102004 DEEDWARR
Recvd: 12/02/15 12:39 2 pgs
Fees: 13.00 Taxes: 592.00
20151202-0121536

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**	**133-13-0-037.00**
(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, RYAN JAMES O'DEA,** 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) 597, as shown on the map entitled Caldwell Hall, Section Seven, of record in Plat Book 3300, Page 19, 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 RAMON A. NELMS AND WIFE, EDNA B. NELMS, by deed of record in Book 3400, Page 119, dated January 10, 1962, said Register's Office. EDNA B. NELMS died on or about September 5, 2002, leaving RAMON A. NELMS as surviving tenant by the entirety. RAMON A. NELMS died intestate on or about September 25, 2012, leaving BOBBY B. NELMS AND RYAN O'DEA as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument Number 20151118-0117151, and quitclaim deed of record in Instrument Number 20130614-0061212, said Register's Office. DOROTHY NELMS has conveyed her interest in said property to RYAN JAMES O'DEA by quitclaim deed of record in Instrument Number 20151118-0117152, dated November 17, 2015, said Register's Office. BOBBY B. NELMS died testate on or about July 13, 2015. He devised his portion of said property to RYAN JAMES O'DEA by will of record in Docket No. 15P1507 in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 3300, Page 19 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.

See Limited Power of Attorney of RYAN JAMES O'DEA being recorded simultaneously herewith as Instrument No 20151202-0121535, said Register's Office.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **4712 LANGSTON DRIVE, NASHVILLE, TN 37211**
(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 1st day of December, 2015.

Ryan James O'Dea
By: Emily E. Hewgley, attorney
in fact for Ryan James O'Dea

RYAN JAMES O'DEA
BY: EMILY E. HEWGLEY, ATTORNEY
IN FACT FOR RYAN JAMES O'DEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of December, 2015, before me personally appeared **EMILY E. HEWGLEY, Attorney-in-Fact for RYAN JAMES O'DEA**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **RYAN JAMES O'DEA**, and who acknowledged that she executed the same as the free act and deed of **RYAN JAMES O'DEA**.

Witness my hand and official seal at office this 1ST day of December, 2015.

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

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

Lee A. Cohen
Notary Public