BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2016. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160067774 DEEDWARR
Recvd: 08/05/16 11:41 2 pgs
Fees:13.00 Taxes:296.00
20160805-0081393

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

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**	**051-12-0-122.00**
(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, **WE, EDDIE MANSFIELD RICE, UNMARRIED, PATRICIA ANN BALTZ, MARRIED, LINDA CAROLINE BAKER, UNMARRIED, AND STELLA LORENE KIRKLAND, UNMARRIED, BEING ALL THE HEIRS AT LAW OF JOHN RICE, JR., DECEASED,** HEREINAFTER CALLED THE GRANTORS, 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, 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 the southwesterly part of Lot(s) 21, as shown on the map entitled Andrew Jackson's Addition to Montague Park Subdivision, of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 101.4 feet on the northeasterly side of Indian Trail and runs back 126.2 feet on the northwesterly line and 112.5 feet on the southeasterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to John Rice, Jr. and wife, Treva L. Rice from Melvin L. Arnold and wife, Helen S. Arnold, by deed dated June 26, 1959, of record in Book 2923, Page 119, said Register's Office. Treva L. Rice died on or about August 10, 2011, leaving John Rice, Jr. as the surviving tenant by the entirety. John Rice, Jr. died on or about July 23, 2015, leaving Eddie Mansfield Rice, Patricia Ann Baltz, Linda Caroline Baker, and Stella Lorene Kirkland as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20160801-0079162, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 547, Pages 83 and 84; Rights to the use of a well as set forth in the deed of record in Book 877, Page 375; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF PATRICIA ANN BALTZ OR LINDA CAROLINE BAKER.****

Unimproved ( )
This is improved(**X**) property, known as **355 INDIAN TRAIL, MADISON, TN 37115**
(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; 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 our hands this 5th day of August, 2016.

EDDIE MANSFIELD RICE

PATRICIA ANN BALTZ

LINDA CAROLINE BAKER

STELLA LORENE KIRKLAND

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 **Eddie Mansfield Rice, Patricia Ann Baltz, Linda Caroline Baker, and Stella Lorene Kirkland,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August, 2016.

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

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

Notary Public