BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170026482 DEEDWARR
Recvd: 03/29/17 12:47 2 pgs
Fees:13.00 Taxes:703.00
20170329-0030610

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 $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2017.

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
STRIVE PROPERTIES LLC, ET AL	**SAME**	**098-01-0-038.00**
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KENNETH LYNN PARTRIDGE, MARRIED,** 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, COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND DGI PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 211, on the map entitled Resubdivision of Lake Park, Section 4, of record in Plat Book 5190, page 15, 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 Wilson County Title & Escrow Co., Inc., Qualified Intermediary for Earle D. Partridge and wife, Ruth B. Partridge, from Stephan R. Stephens and wife, Jennifer Lee Stephens, by deed dated May 20, 1999, of record in Book 11491, page 349, said Register's Office. Being further conveyed to Earle D. Partridge and wife, Ruth B. Partridge, from Wilson County Title & Escrow Co., Inc. Qualified Intermediary, by Quitclaim Deed dated December 1, 1999, of record in Instrument No. 199912130302236, said Register's Office. The said Earle D. Partridge having since died on or about April 1, 2008. Being further conveyed to Ruth B. Partridge, Trustee, Ruth B. Partridge Revocable Living Trust Agreement dated June 2, 2009, from Ruth B. Partridge, by Quitclaim Deed dated November 4, 2009, of record in Instrument No. 20091214-0113586, said Register's Office and corrected in Deed of Correction dated December 29, 2010, of record in Instrument No. 20110103-0000481, said Register's Office. The said Ruth B. Partridge having since died on or about November 23, 2016. Pursuant to the terms of the trust agreement, Kenneth Lynn Partridge is named as the Successor Trustee. Being further conveyed to Kenneth Lynn Partridge from Kenneth Lynn Partridge, Successor Trustee of the Ruth B. Partridge Revocable Living Trust Agreement dated June 2, 2009, amended and restated June 7, 2011, by Quitclaim Deed being recorded simultaneously herewith in Instrument No. 20170329-0030609, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5190, Page 15; Restrictive Covenants of record in Book 4787, page 516 and Book 5018, page 625; 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 THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **5907 PORT ANADARKO TRAIL, HERMITAGE, TN 37076**
(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 my hand this 29th day of March, 2017.

KENNETH LYNN PARTRIDGE

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 **Kenneth Lynn Partridge,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of March, 2017.

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

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

Notary Public