BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170048211 DEEDWARR
Recvd: 06/06/17 15:27 2 pgs
Fees:13.00 Taxes:532.80
20170606-0056703

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 **$144,000.00**

Sandra Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2017.

Lee A Cohen
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	**SAME**	**133-08-0-140.00**
(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, CASANDRA D. CARR, NOW KNOWN AS CASANDRA D. MARSHALL, 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,** 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. 45, on the Plan of Valley View Terrace, Phase II, of record in Plat Book 5200, page 119, 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 CASANDRA D. CARR, UNMARRIED, by deed from WILLIAM H. SMALLMAN AND WIFE, ASHLEIGH SMALLMAN (FORMERLY KNOWN AS ASHLEIGH MARIE SUAREZ), of record in Instrument No. 20131127-0121984, dated November 27, 2013, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, page 119; Restrictive Covenants contained in instrument of record in Book 5323, page 310, Book 5603, page 341, Book 5733, Page 375 and Book 6400, page 902; Ingress/Egress Easement in Book 2907, Page 605; Covenants in Book 5173, Page 550; Provisions, easements, terms and conditions as set forth in Book 3852, Page 562; Title to that portion of the premises, if any, embraced within the right-of-way of the Railroad; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****Curtis O. Marshall joins in this conveyance to convey any right, title, or interest he may have in said property, whether marital or otherwise.****

Unimproved ( )
This is improved(X) property, known as **517 CATHY JO CIRCLE, 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; 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 6th day of June, 2017.

CASANDRA D. MARSHALL

CURTIS O. MARSHALL

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 **CASANDRA D. MARSHALL AND CURTIS O. MARSHALL, WIFE AND HUSBAND,** 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 6th day of June, 2017.

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

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

Notary Public