BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2017. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

DEBORAH J. 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**	**141-05-0A-248.00-CO**
(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, RAPHEL Z. JARIN AND JOSEPH JARIN, WIFE AND HUSBAND,** 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 Lot No. 248, on the Plan of Avondale Park Phase 1, Section 4, of record in Instrument No. 20090318-0024196, 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 Raphel Z. Jarin from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by deed dated June 29, 2010, of record in Instrument No. 20100701-0051752 and corrected by Scrivener's Affidavit of record in Instrument No. 20100719-0056049, said Register's Office. Being further conveyed to Raphel Z. Jarin and Joseph Jarin, wife and husband, from Raphel Z. Jarin by Quitclaim Deed dated September 24, 2010, of record in Instrument No. 20101001-0078257, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20090318-0024196; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to , easements, assessments, special assessments, charges and liens, of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791, and Instrument No. 20101223-0102254; Easements, Annual Assessments and Special Assessments, charges and liens as contained in Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, of record in Instrument No. 20081203-0117452; Easement granted to The Tennessee Electric Power Company of record in Book 787, Page 7; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293; Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 819; 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.

Unimproved ( )
This is improved(X) property, known as **792 GLOUCESTER LANE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170064587 DEEDWARR
Recvd: 07/27/17 13:41 2 pgs
Fees: 13.00 Taxes: 925.00
20170727-0076251

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 27th day of July, 2017.

RAPHEL Z JARIN

JOSEPH JARIN

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 **Raphel Z. Jarin and Joseph Jarin,** 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 27th day of July, 2017.

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



Notary Public