Bill Garrett Davidson County
Batch# 47801 DEEDWARR
01/16/2018 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180116-0004495

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$310,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JANUARY, 2018.

Notary Public

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

(AFFIX SEAL)

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 |
|---|---|---|
| **RYAN WELCH, ET UX** | Farmington Mortgage | **141-05-0A-248.00-CO** |
| (NAME) **792 GLOUCESTER LANE** | (NAME) 2002 Richard Jones Rd. #300A | |
| (ADDRESS) **NASHVILLE, TN 37221** | (ADDRESS) Nashville, TN 37215 | |
| (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, **WE, STRIVE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN WELCH AND CASSANDRA WELCH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Strive Properties LLC, a Tennessee limited liability company, from Raphel Z. Jarin and Joseph Jarin, wife and husband, by deed dated July 27, 2017, of record in Instrument No. 20170727-0076251, 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)

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 12 day of January, 2018.

**STRIVE PROPERTIES LLC**

**BY: JOSHUA C. WILSON, MEMBER**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Joshua C. Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **Strive Properties LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Strive Properties LLC**, by himself as such member.

Witness my hand and official seal at office, this 12 day of January, 2018.

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




Notary Public

## True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Jessica Sparnell**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

