Bill Garrett
Batch# 134208
08/28/2018 02:16:22 PM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20180828-0085293

DEBORAH J. 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 $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(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
JACOB SCOTT FITZHUGH	new owner	**051-12-0-122.00**
(NAME) **355 INDIAN TRAIL**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(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, 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, **JACOB SCOTT FITZHUGH, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 No. 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 Strive Properties LLC, a Tennessee Limited Liability Company, from 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, by deed dated August 5, 2016, of record in Instrument No. 20160805-0081393, 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.

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)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-18CS-18-355

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 24th day of August, 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 24th day of August, 2018.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON