WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~March 16, 2015.~~ August 20, 2014
(AFFIX SEAL)

MELISSA BOUTCHKO-TURECK
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie A. Breaux	Jamie A. Breaux	07107034700
(NAME)	(NAME)	
1320 Love Joy Court	1320 Love Joy Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Integrity First Investment Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie Breaux, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 6 on the Plan of Ellis Estates, Section Two, of record in Book 6900, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Integrity First Investment Group, LLC by Special Warranty Deed from LLP Mortgage, LTD of record in Instrument No.20110307-0017948 of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 1320 Love Joy Court, Nashville, TN 37216
(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, unless otherwise herein set out; 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, 2011.

Integrity Frist Investment

By: Louisa Clary, Member Manager

Louisa Clary, Member Manager of Integrity First Investment Group, LLC

BILL GARRETT, Davidson County
Trans:T20110036118 DEEDWARR
Recvd: 06/16/11 12:24 2 pgs
Fees:13.00 Taxes:512.45
20110616-0046242

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 10 day of June, 2011, before me personally appeared Louisa Clary, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged herself to a Member Manager of Integrity First Investment Group, LLC, the within named bargainor, Louisa Clary, and she, as such Member Manager, being authorized so to do, executed the foregoing instrument (Warranty Deed), for the purpose therein contained by signing the name of Louisa Clary by herself as such Member Manager.

Witness my hand and official seal at Murfreesboro, Tennessee this 10th day of June, 2011.

Commission expires: March 10, 2015

Kristin L. Brown
Notary Public

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY