BILL GARRETT, Davidson County
Trans:T20110044001 DEEDWARR
Recvd: 07/21/11 09:27 2 pgs
Fees:13.00 Taxes:462.13
20110721-0055799

Return to: Realty Title and Escrow Co., Inc.
1285 ~~888~~ N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
7434

#11-07-13999

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Kathleen M. Tims 2609 Pennington Avenue Nashville, TN 37216	Magna Bank 6525 Quail Hollow #300 Memphis TN 38120	Map 072-15- Parcel 034.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Integrity First Investment Group, LLC., a Tennessee limited liability company,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Kathleen M. Tims, married,** (The "Grantee"), Grantee's heirs, and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, PLAN OF BURNS SUBDIVISION OF MAXEY'S ADDITION TO BROWNSVILLE, as shown on plat of record in Plat Book 161, Page 98, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Integrity First Investment Group, LLC., a Tennessee limited liability company by special warranty deed dated March 15, 2011 from Federal National Mortgage Association of record in Instrument No. 20110401-0025254, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 161, page 98, said Register's Office.

This is improved real property commonly known as: 2609 Pennington Avenue, Nashville, TN 37216 .

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $124,900.00)
( )

Affiant

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TN.

Notary Public

My commission expires: 1-17-13

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of July, 2011.

Integrity First Investment Group, LLC

By: Louisa J.H. Clary
Louisa J.H. Clary, Member Manager

Before me, the undersigned of the state and county mentioned, personally appeared Louisa J.H. Clary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be MEMBER MANAGER of INTEGRITY FIRST INVESTMENT GROUP, LLC and as such MEMBER MANAGER acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the LLC the within named bargainor, and that he/she as such MEMBER MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by him/herself as MEMBER MANAGER. She is also the sole member of the LLC.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of July, 2011.

Notary Public

My commission expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013