**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Integrity Management Group, LLC
2550 Meridian Blvd. #200
Franklin TN 37067
**SEND TAX BILLS TO:**

NEW OWNER

BILL GARRETT, Davidson County
Trans:T20110057723 DEEDWARR
Recvd: 09/16/11 13:09 4 pgs
Fees:23.00 Taxes:149.85
20110916-0072120

# WARRANTY DEED

(Map/Parcel 118-040-302.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **TANYA APRIL HOOPER, married, TIA LEANNE WINFORD, married, TYLER BENJAMIN GOESER, unmarried and TEANNA JAMIN GOESER, unmarried**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **INTEGRITY MANAGEMENT GROUP, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", its successors and/or and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 336 on the Map of Grandview Heights, as shown of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 336 fronts 57.2 feet on the east side of Kline Avenue and runs back between lines 150 feet on the south line and 156.2 feet on the north line to an alley in the rear, on which it measures 13 feet.

BEING the same property conveyed to Ben Goeser by Warranty Deed recorded on May 2, 2007, in Instrument No. 20070502-0052449, Register's Office for Davidson County, Tennessee. The said Ben Goeser died intestate on April 3, 2009, leaving the following heirs at law: Nicole Goeser, Tanya Hooper, Tia Winford, Tyler Goeser, and Teanna Goeser. The said Nicole Goeser as Administratrix of the Estate of Benjamin Felix Goeser conveyed her interest in the subject property to Tanya Hooper, Tia Winford, Tyler Goeser, and Teanna Goeser, as tenants in common, by Administratrix's Quitclaim Deed recorded on May 24, 2011, in Instrument No. 20110524-0039764, said Register's Office. The said Nicole Goeser, individually, conveyed her interest in the subject property to Tanya Hooper, Tia Winford, Tyler Goeser , and Teanna Goeser, as Tenants in Common by Quitclaim Deed recorded on May 24, 2011, in Instrument No. 20110524-0039771, said Register's Office. See Probate Court Case No. 09P714, Probate Court Office for Davidson County, Tennessee.

Ben Goeser is one and the same person as Benjamin Felix Goeser.
Tanya April Hooper is one and the same person as Tanya Hooper.
Tia Leanne Winford is one and the same person as Tia Winford.
Tyler Benjamin Goeser is one and the same person as Tyler Goeser.
Teanna Jamin Goeser is one and the same person as Teanna Goeser.
Jeffrey Carl Hooper is one and the same person as Jeffrey C. Hooper.
Roman Alexander Winford is one and the same person as Roman A. Winford.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 161, page 14 & 15; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2236 Kline Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

JEFFREY CARL HOOPER, husband of Tanya April Hooper and ROMAN ALEXANDER WINFORD, husband of Tia Leanne Winford, hereby join in this conveyance and convey any and all interest they may have in said property, including but not limited to marital interest, to the Grantee.

WITNESS OUR HANDS and signatures on this the 14th day of September, 2011.

Tanya April Hooper
TANYA APRIL HOOPER

Tia Leanne Winford
TIA LEANNE WINFORD

Jeffrey Carl Hooper
JEFFREY CARL HOOPER

Roman Alexander Winford
ROMAN ALEXANDER WINFORD

By: Tanya April Hooper Attorney-in-Fact
Tanya April Hooper, Attorney-in-Fact

By: Tia Leanne Winford, Attorney-in-fact
Tia Leanne Winford, Attorney-in-Fact

Tyler Benjamin Goeser
TYLER BENJAMIN GOESER

Teanna Jamin Goeser
TEANNA JAMIN GOESER

By: Tyler Benjamin Goeser, Attorney-in-fact
Tyler Benjamin Goeser, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanya April Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Jeffrey Carl Hooper, and acknowledged that she executed the same as the free act and deed of the said Jeffrey Carl Hooper for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No 20110916-0072118, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 14th day of September, 2011.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tia Leanne Winford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of Roman Alexander Winford, and acknowledged that she executed the same as the free act and deed of the said Roman Alexander Winford for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No 20110916-0072119, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 14th day of September, 2011.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler Benjamin Goeser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and who further acknowledged that he executed the foregoing instrument on behalf of Teanna Jamin Goeser, and acknowledged that he executed the same as the free act and deed of the said Teanna Jamin Goeser for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20110916-0072177, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 14th day of September, 2011.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of September, 2011.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20110309