BILL GARRETT, Davidson County
Trans:T20130091110 DEEDWARR
Recvd: 10/23/13 13:30 2 pgs
Fees:13.00 Taxes:392.20

20131023-0110521

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 $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(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
INTEGRITY FIRST INVESTMENT GROUP, LLC	New Owner	**061-16-0-295.00**
(NAME) **170 E. MAIN ST.**	(NAME)	
(ADDRESS) **HENDERSONVILLE, TN 37075**	(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, **I, SHANNON CARTER, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTEGRITY FIRST INVESTMENT GROUP, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND 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. 40 in Block "D" on the Plan of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Shannon Carter by deed from Kathleen S. Christian, Trustee of the Roy T. Christian and/or Kathleen S. Christian Revocable Living Trust of record in Instrument No: 20130913-0096789, dated September 12, 2013, said Register's Office.

This conveyance is subject to matters as shown on the Plan of record in Plat Book 974, pages 56 and 57; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4070, page 995, and any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1324 ARDEE AVENUE, NASHVILLE, TN 37206**
(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 21st day of October, 2013.

Shannon Carter by BR Rumley, attorney in fact for Shannon Carter

SHANNON CARTER
By: Brandon Rumbley, Attorney in fact for Shannon Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brandon Rumbley, Attorney in fact for Shannon Carter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shannon Carter, and who acknowledged that he executed the same as the free act and deed of Shannon Carter.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2013.

My commission expires: **May 5, 2015**

Deborah J. Cohen
Notary Public

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