BILL GARRETT, Davidson County
Trans:T20140022976 DEEDWARR
Recvd: 04/04/14 14:08 2 pgs
Fees:13.00 Taxes:963.48

20140404-0028335

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7501 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,400.00

Affiant

Subscribed and sworn to before me, this 28TH day of March 2014.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon W. Stone	SWBC Mortgage Corp	06116029500
1324 Ardee Avenue	9311 San Pedro Ave ste 100	
Nashville, TN 37216	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Integrity First Investment Group, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brandon W. Stone, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No 40 in Block D on the plan of Sunnymeade, of record in Book 974, page 56 and 57 Register's Office of Davidson County, Tennessee said Lot No. 40 fronts 50 feet on the south side of Ardee Ave. and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Integrity First Investment Group LLC, a Tennessee limited liability Company by Deed from Shannon Carter unmarried dated October 23rd, 2013 in Instrument 20131023-0110521 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 2014, a lien, not yet due and payable, Tax Map and Parcel # 061-16-0-295.00 2) Subject to any and all matters appearing on the plan of record in Book 974, page 56 and 57 Register's Office of Davidson County, Tennessee. 3) Subject to Restrictions of record in Book 1217, Page 309 and Book 1383, Page 416, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, of (b) relates to handicap but does not discriminate against handicapped persons. 4) Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4070, page 995 Register's Office of Davidson County, Tennessee.

This property is improved property known as **1324 Ardee Avenue, Nashville, TN 37216.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 28th day of March, 2014.

Integrity First Investment Group, LLC
A Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative (or other officer authorized to execute the instrument) of Integrity First Group, LLC a Tennessee limited liability company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Representative (or other authorized officer).

Witness my hand, at office, this 28 day of March, ~~2006.~~ 2014

_____
Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014032966