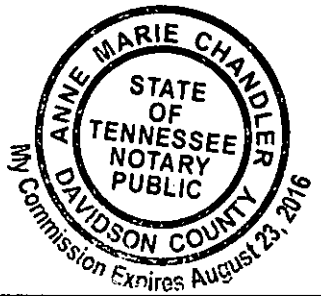
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2014.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Integrity First Ventures, LLC	New Owner	
170 E Main St. Suite D PMD 126		08307010700
Hendersonville, TN 37075		

BILL GARRETT, Davidson County
Trans:T20140073083 DEEDWARR
Recvd: 09/29/14 15:44 2 pgs
Fees:13.00 Taxes:636.40
20140929-0089653

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JMS PROPERTY GROUP, LLC, COLORADO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTEGRITY FIRST VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND URBAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 6 of Block A on the Plan of Tillman Subdivision of Part 1 of record in Plat Book 1130, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David H. Lindsey and Sheila R. Lindsey, his wife by deed from Delpher L. Botts and Pauline M. Botts, his wife of record in Book 6383, page 433, Register's Office for Davidson County, Tennessee, dated September 13, 1984 and recorded on September 17, 1984. Sheila R. Lindsey having since died.

Being the same property conveyed to JMS Property Group, LLC by deed from David H. Lindsey, unmarried of record in Instrument No. 20140919-0086361 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 19, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 715 Powers Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2014.

JMS Property Group, LLC

By: _____
Name: Jaff Salim
Title: Sole Member

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jaff Salim, 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 Sole Member of JMS Property Group, LLC, a Colorado Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2014.

QShan Charome Brown
Notary Public

My Commission Expires:

QSHAN CHAROME BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134015103
MY COMMISSION EXPIRES MARCH 8, 2017