WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095614 DEEDWARR
Recvd: 12/22/14 12:37 2 pgs
Fees:13.00 Taxes:647.50
20141222-0116881

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,000.00.

Affiant

Subscribed and sworn to before me this 16 day of Dec, 2014.

Notary Public
My Commission expires: 3-8-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Integrity First Ventures, LLC	SAME	083-02-0-275.00
170 E. Main Street, Suite D-126		
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Neighborhood Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Integrity First Ventures, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being the westerly 60 feet of Lot No. 1 on the Plan of Matthews Place, as of record in Book 1424, page 61, Register's Office for said County.

Said part of Lot No. 1 fronts 60 feet on the southerly side of Greenwood Avenue, as now established, and runs back 199 feet, more or less, on the easterly line and 199.13 feet on the westerly line, to the northerly line of Lot No. 3, measuring 60 feet thereon.

Being the same property conveyed to Neighborhood Properties, LLC, by deed from Amy Wallace, on June 15, 2007, of record in Instrument Number 20070619-0073007, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **1718 Greenwood, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 16, 2014.

Neighborhood Properties, LLC

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of December, 2014, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Neighboirhood Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY