Davidson County DEEDWARR
Recvd: 03/24/15 14:21 2 pgs
Fees:13.00 Taxes:1649.22
20150324-0025314

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson/Rad The actual consideration or value, whichever is greater, for this transfer is $445,734.00 Affiant Subscribed and sworn to before me, this the 20th day of March, 2015. Notary Public My commission expires: 5/20/17

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

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:
Wallace D. Ralph, Jr. Donna B. Ralph	Regions Bank d/b/a Regions Mortgage	
1026 Chicamauga Avenue	Dept 2520 PO Box 2153	083-05-0-075.00
Nashville, TN 37206	Birmingham, AL 35287-2520	

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, **INTEGRITY FIRST VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALLACE D. RALPH, JR. AND DONNA B. RALPH, HUSBAND AND WIFE**, 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. 14, Block E on the Plan of East Wood Addition, of record in Plat Book 332, Page 63, 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 Jeffrey S. Brock by Warranty deed from William B. Young and wife, Ruth J. Young of record in Instrument No. 20061010-0125761 Register's Office for Davidson County, Tennessee, dated October 06, 2006 and recorded on October 10, 2006.

Being the same property conveyed to Integrity First Ventures, LLC, a Tennessee Limited Liability Company by Warranty deed from Jeffrey S. Brock, married of record in Instrument No. 20140916-0084968 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on September 16, 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 also known as 1026 Chicamauga 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 20th day of March, 2015.

Integrity First Ventures, LLC

By: Louisa J. H. Clary
Name: Louisa J. H. Clary
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Louisa J. H. Clary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of Integrity First Ventures, LLC, a Tennessee Limited Liability Company, and that she, 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 20th day of March, 2015.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018