

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **DAY OF APRIL, 2015.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(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 VENTURES, LLC	**SAME**	**072-06-0-166.00**
(NAME) **1529 HUNT CLUB BLVD., STE. 201**	(NAME)	
(ADDRESS) **GALLATIN, TN 37066**	(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN G. COLLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTEGRITY FIRST VENTURES, 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 the easterly 75 feet front of the westerly 125 feet front and the easterly 75.3 feet rear of the westerly 125.3 feet rear of Lot No. 47 on the map entitled Revised and Corrected Map of Subdivision of Casper Zopfi's Place, of record in Plat Book 547, pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 47 fronts 75 feet on the northerly side of Zopfi Street and runs back 147 feet, more or less, on the easterly line and 142.5 feet, more or less, on the westerly line to the southerly margin of Thomas Street, measuring 75.3 feet thereon.

Being the same property conveyed to John G. Colley, unmarried, from Elizabeth Kathleen Clark, now Brown, unmarried, by deed dated June 20, 2000, of record in Instrument No. 20000621-0061725, said Register's Office. Being further conveyed to John G. Colley and William Lee Colley, as tenants in common with right of survivorship, from John G. Colley, unmarried, by deed dated June 20, 2000, of record in Instrument No. 20000809-0078909, said Register's Office. William Lee Colley conveyed his interest to John G. Colley, unmarried, by deed dated August 8, 2008, of record in Instrument No. 20080911-0093167, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150030370 DEEDWARR
Recvd: 04/22/15 09:49 2 pgs
Fees:13.00 Taxes:414.40
20150422-0035845

Unimproved ( )
This is improved(X) property, known as **1071 ZOPHI STREET, NASHVILLE, TN 37216**
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 20 day of April, 2015.

John G Colley

JOHN G. COLLEY

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 **John G. Colley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of April, 2015.

My commission expires: **November 5, 2018.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public