Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

BILL GARRETT, Davidson County
Trans: T20150046719 DEEDWARR
Recvd: 06/12/15 10:39 2 pgs
Fees: 13.00 Taxes: 1387.50
20150612-0055763

Address of New Owner:	Send Tax Bills to:	Tax Information
Integrity First Ventures LLC	New Owner	07206015900
1055, 1056, 1074 Zophi Street		07206018200
Nashville, TN 37216		072060198.00

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, **Bennie R. Hackney and wife, Sara Hackney,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Integrity First Ventures LLC,** 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:

Parcel 3: 1074 Zophi Street - Map and Parcel #072060198.00

Land in Davidson County, Tennessee, being Lot No. 40 on the revised and correct map of Subdivision of Casper Zopfi Place as of record in Book 547, Page 21 and 22, Register's Office for said County. Said Lot No. 40 fronts 50 feet on the southerly side of Zopfi Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Bennie R. Hackney and wife, Sara Hackney, by Warranty Deed from Anne Allen Wright and George Draper Shreeve, Sr., recorded on October 10, 1996 in Book 10222, Page 273, Register's Office for Davidson County, Tennessee.

Parcel 2: 1056 Zophi Street, Map and Parcel 7206018200

Land in Davidson County, Tennessee, being Lot No. 31 on the Revised and Corrected Map of Subdivision of Casper Zopfi Place, as of record in Book 547, Page 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Bennie Ray Hackney and wife, Sara Jane Hackney, by Warranty Deed from Nellene Joyce Moore, recorded on August 26, 1986 in Book 6959, Page 943, Register's Office for Davidson County, Tennessee.

Parcel 3: 1055 Zophi Street, Map and Parcel #07206015900

Land in Davidson County, Tennessee, being the west 50 feet of the east 100 feet of Lot No. 49, on the Map of the revised and corrected map of the subdivision of the Casper Zopfi Place, as of record in Book 547, Page 22, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Thomas Street, and extends back between lines, 132 feet more or less on the east line and 133.35 feet on the west line, to the north margin of Zopfi Avenue, on which it measures 50 feet.

Being a portion of the same property conveyed to Bennie Ray Hackney and wife, Sara Jane Hackney, by Warranty Deed from Nellene Joyce Moore, recorded on August 26, 1986 in Book 6959, Page 943, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1055, 1056, 1074 Zophi Street, Nashville, TN, 37216**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) 1074 Zophi Street is subject to Covenants, conditions, and restrictions as set forth in instrument recorded Book 10222, Page 273 and Book 628, Page 349, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) 1074 Zophi Street, 1056 Zophi Street and 1055 Zophi Street are all subject to all matters showing of record in Plat Map Book 547, Page 21 and 22, Register's Office for Davidson County, Tennessee; (4) 1056 Zophi Street is subject to Covenants, conditions, and restrictions as set forth in instrument recorded Book 846, Page 549, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

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 1st day of June, 2015.

Bennie R. Hackney

Sara Hackney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bennie R. Hackney and Sara Hackney** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 1st day of June, 2015.

Notary Public

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission expires: 3-8-16
FILE NO: 2015043576