Warranty Deed

BILL GARRETT, Davidson County Trans:T20150081437 DEEDWARR Recvd: 09/24/15 12:34 2 pgs Fees:13.00 Taxes:296.00 20150924-0097240	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $80,000.00. Affiant Subscribed and sworn to before me this the 21st day of September, 2015. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC ERIKA PILAND DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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:
Miami Partners, GP		
116 Century Oak Dr.	New Owner	052-09-0-169.00,052-09-0-168.00
Franklin, TN 37069		

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 REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIAMI PARTNERS, GP, A TENNESEE GENERAL PARTNERSHIP,** 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 the southerly part of Lots Nos. 72 and 73 on the Plan of Woodale Grove Annex of record in Plat Book 547, Page 109 and 110, in the Register's Office for said County, described according to a survey by Ralph W. C. Lambert, Surveyor, dated June 17, 1967, as follows:

Beginning at a point in the southerly margin of Miami Avenue, as widened, at the new front corner of Lots Nos. 73 and 74 on said Plan; thence with the line between said Lots, southeastwardly 119.0 feet, more or less, to the original rear lot corners of said lots; thence with the rear lines of Lots 72 and 73, northwestwardly 100 feet to the original rear corner of Lots Nos. 71 and 72; thence with the line between said lots, northwestwardly 116.5 feet, more or less, to the southeasterly margin of Miami Avenue, as widened; thence with the margin of Miami Avenue, as widened; thence with the margin of same southeastwardly 100 feet to the point of beginning.

Being the same property conveyed to Larry Glenn and wife, Bonnie Glenn by warranty deed from Jessie Mae Atkins, unmarried of record in Instrument No. 20020708-0081967 Register's Office for Davidson County, Tennessee, dated 06/26/2002 and recorded on 07/08/2002.

Being the same property conveyed to Integrity First Realty, LLC by warranty deed from Larry Glenn and Bonnie Glenn, husband and wife, of record in Instrument No. 20150923-0096828 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 23, 2015.

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 2682 & 0 Miami Avenue, Nashville, TN 37214.

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 21st day of September, 2015.

Integrity First Realty, LLC

Josh Stewart, Manger

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 Josh Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Manger of Integrity First LLC, a Tennessee Limited Liability Company, and that he/they, 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 21st day of September, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public