BILL GARRETT, Davidson County
Trans:T20150101238 DEEDWARR
Recvd: 11/30/15 15:11 2 pgs
Fees:13.00 Taxes:103.60
20151130-0120684

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $28,000.00. Affiant Subscribed and sworn to before me, this the 25th day of November, 2015. Notary Public My commission expires: 7.3.17

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:
Integrity First Realty, LLC		
1507 16th Ave S, #V8	New Owner	052-05-0-111.01
Madison, TN 37212		

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, **WILLIAM L. JAMES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTEGRITY FIRST REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 17 on the Map of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated June 28,1963, as follows:

Beginning at an iron pin at the Southeasterly margin of Fernbank Avenue, said point being North 36 degrees 53' East 516 feet from the North margin of Palestine Avenue; thence with the margin of said Fernbank Avenue North 36 degrees 53' East, erroneously referred to in prior deeds as South 36 degrees 53' East, 57 feet to a point; thence North 53 degrees 07' West 25 feet to an iron pin; thence North 36 degrees 53' East 451 feet to an iron pin; thence South 53 degrees 07' East 233.8 feet to a point; thence South 36 degrees 53' West 508 feet to an iron pin; thence North 53 degrees 07' West 208.8 feet to the point of beginning.

Being the same property conveyed to William L. James by Warranty deed from Ha Thi Chi and Conge Van Le, wife and husband of record in Instrument No. 20131007-0105121 Register's Office for Davidson County, Tennessee, dated October 04, 2013 and recorded on October 07, 2013.

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 1105 Fernbank Drive, Madison, TN 37115-5346.
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 25th day of November, 2015.

William L. James

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 William L. James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of November, 2015.

Notary Public

