BILL GARRETT, Davidson County
Trans:T20150101238 DEEDWARR
Recvd: 11/30/15 15:12 2 pgs
Fees:13.00 Taxes:129.50
20151130-0120685

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $35,000.00.<br>Christian S. Berber<br>Affiant<br><br>Subscribed and sworn to before me, this the 25th day of November, 2015<br><br>Notary Public<br><br>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: |
|---|---|---|
| Christian Berber<br>Miriam Vazquez | | |
| 322 E. Old Hickory Blvd. | New Owner | 052-05-0-111.01 |
| Madison, TN 37115 | | |

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 TENNSSEE LIMITED LIABLITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN BERBER AND WIFE MIRIAM VAZQUEZ,** 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.

Being the same property conveyed to Integrity First Realty, LLC by Warranty deed from William L. James of record in Instrument No. 20151130-0120684 Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on November 30, 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 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.

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 25th day of November, 2015.

Notary Public

