This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22984.2015

Davidson County DEEDWARR
Recvd: 12/01/15 16:14 5 pgs
Fees:28.00 Taxes:1774.15
20151201-0121238

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
909 Development Group, LP 909 Division Street Suite 200 Nashville, TN 37203	Same	072 14 0 016.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Integrity First Ventures, an active Tennessee limited liability company and Urban Development Group, an active Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **909 Development Group, LP, a Tennessee limited partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit Numbers 1131A and 1131B on the Plan of 1131 Cahal Avenue Townhomes, a horitzontal property regime with the Master Deed being of record in Instrument Number 20150529-0049545, Register's Office of Davidson County, Tennessee and further being Lot No. 16 on the Plat of E. T. Brown's Subdivision of a part of Lot 1 of Cahal Lands, of record in Plat Book 332, Page 84, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Integrity First Ventures, a Tennessee limited liability company and Urban Development Group, a Tennessee limited liability company, as tenants in common, by Deed dated May 1, 2015 from Vernon Thomas Keesee, Jr. and being of record in Instrument Number 20150504-0039926, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants of record in Instrument Number 20150529-0049545, said Register's Office.
5. Any and all notes and matters on the Plan of record in Instrument Number 20150529-0049545 and Plat Book 332, Page 84, said Register's Office.

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, its successors and assigns, forever;

AND Integrity First Ventures, LLC and Urban Development Group, LLC does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND Integrity First Ventures, LLC and Urban Development Group, LLC further covenants and binds themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1131 A&B Cahal Avenue, Nashville, Tennessee 37206.

Executed on this 30th day of November, 2015.

Integrity First Ventures, LLC

By: Louise J.H. Clark
Name: LOUISE J.H. CLARK
Title: Managing Partner

Urban Development Group, LLC

By:
Name:
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Louise T. H Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Member of Integrity First Ventures, LLC, the within named bargainor, a limited liability company, and that (s)he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of Integrity First Ventures, LLC by himself/herself as Managing Partner.

Witness my hand this 30th day of November, 2015.

Notary Public

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jeff Livingston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Member of Urban Development Group, LLC, the within named bargainor, a limited liability company, and that (s)he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of Urban Development Group, LLC by himself/herself as Managing Member.

Witness my hand this 30th day of November, 2015.

Notary Public

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 6-30-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of November, 2015.

Notary Public

My Commission Expires: 8-11-18



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

