BILL GARRETT, Davidson County
Trans:T20160008113 DEEDWARR
Recvd: 01/29/16 15:46 2 pgs
Fees:13.00 Taxes:1683.50
20160129-0009077

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $455,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 28th day of January, 2016. Notary Public My commission expires: 7-2-18

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:
Travis J. Murphy Meghan O. Murphy	New Owner	
804 S. 14th Street		094-01-0-474.00
Nashville, TN 37206		

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 VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMAPNY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS J. MURPHY AND MEGHAN O. MURPHY, HUSBAND AND WIFE**, 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 all of Lot No. 137 on the Plan of Payne, Blakemore & Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

NOTE: both parts of Lot No. 137 have been combined into one to create a whole lot and one parcel for 2016.

Being a portion of the same property conveyed to Mission Properties, LLC by Quitclaim deed from Lane Wallace of record in Instrument No. 20060814-0099855, in the Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on August 14, 2006. (as to the northerly one-half of Lot No. 137)

Being a portion of the same property conveyed to Mission Properties, LLC and Joseph Houston Qualls by Quitclaim deed from Mission Properties, LLC of record in Instrument No. 20150223-0015595, in the Register's Office for Davidson County, Tennessee, dated February 21, 2015 and recorded on February 23, 2015. Also see Scrivener's Affidavit of record in Instrument No. 20150226-0016829, in said Register's Office. (as to the northerly one-half of Lot No.137)

Being a portion of the same property conveyed to Joseph Houston Qualls by Quitclaim deed from Dudley W. Harris, Sunni Harris, Debra Harris a/k/a Deborah Harris f/k/a Deborah Harrell, and Patricia Wagner f/k/a Patricia Gaston, heirs of Billy A. Harris of record in Instrument No. 20070328-0036934 Register's Office for Davidson County, Tennessee, dated January 25, 2007 and recorded on March 28, 2007. (as to the southerly one-half of Lot No. 137)

Being a portion of the same property conveyed to Mission Properties, LLC and Joseph Houston Qualls by Quitclaim deed from Joseph Houston Qualls of record in Instrument No. 20150223-0015596, in the Register's Office for Davidson County, Tennessee, dated February 21, 2015 and recorded on February 23, 2015. Also see Scrivener's Affidavit of record in Instrument No. 20150226-0016828, in said Register's Office. (as to the southerly one-half of Lot No.137)

Being the same property conveyed to Integrity Group, LLC by Warranty deed from Mission Properties, LLC and Joseph Houston Qualls of record in Instrument No. 20150320-0024022, in the Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 20, 2015.

See Scrivener's Affidavit of record in Instrument No. 20160125-0007082, correcting the Grantees name to Integrity First Ventures, LLC.

Correction Deed to Integrity First Ventures, LLC from Mission Properties, LLC and Joseph Houston Qualls of record in Instrument No. 20160125-0007083, in the Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded January 25, 2016. (conveying "all" of Lot No. 137)

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 also known as 804 S. 14th Street, Nashville, TN 37206.

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 28th day of January, 2016.

Integrity First Ventures, LLC

By: Louisa J H Clary
Name: Louisa J H Clary
Title: Managing Member

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 Louisa J. H. Clary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of Integrity First Ventures, LLC, a Tennessee Limited Liability Company, and that she, 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 28th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018