Davidson County DEEDWARR
Recvd: 02/05/16 16:04 3 pgs
Fees:18.00 Taxes:740.00
20160205-0011579

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2016.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Southeastern Building Corporation 1000 Kennesaw Blvd. Gallatin, TN 37066	New Owner	72-182.00 (PARENT)

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Integrity First Ventures, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Southeastern Building Corporation, a Tennessee Corporation,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units A & B of the 1056 Zophi Street Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration establishing a Horizontal Property Regime for 1056 Zophi Street Townhomes, of record in Instrument No. 20150623-0060254, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made for the plan of 1056 Zophi Street Townhomes as shown on Exhibit "B" to the Declaration of record in Instrument Number 20150623-0060254, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to INTEGRITY FIRST VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from URBAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150701-0063562, dated June 30, 2015, said Register's Office.

This property is improved property known as **1056 A & B Zophi Street, Nashville, TN, 37216.**

This conveyance is subject to the following: (1) Matters shown on the Plan of record in Plat Book 547, Pages 21 and 22; (2) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.20150623-0060254; (3) Restrictions contained in instrument of record in Book 846, Page 549; All of record in the 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 3rd day of February, 2016.

Integrity First Ventures, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State mentioned, personally appeared **Trey Cain, Authorized Representative for Integrity First Ventures, LLC, a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Representative** (or other authorized officer) for **Integrity First Ventures, LLC,** the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as **Authorized Representative**.

Witness my hand and official seal at this the 3rd day of February, 2016.

_____
Notary Public

My Commission expires: 3-8-18

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2016014147

True Copy Certification

I, Jonathan Tristan Jacobs, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, Jonathan Tristan Jacobs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON