BILL GARRETT, Davidson County
Trans:T20160036080 DEEDWARR
Recvd: 05/02/16 13:42 2 pgs
Fees:13.00 Taxes:1341.25
20160502-0042785

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 $362,500.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2016.

Notary Public
My commission expires: 10/23/19

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel F. Favata 1606 A Essex Avenue Nashville, TN 37216	New Owner	072110P00100CO

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 **Samuel F. Favata and Jennifer M. Favata, husband and wife,** 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 Unit A of 1606 Essex Avenue Townhomes, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1606 Essex Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150223-0015163, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Integrity First Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Jeremy S. Crumpler, an unmarried man, of record in Instrument No. 20141121-0107311, Register's Office for Davidson County, Tennessee, dated November 17, 2014 and recorded on November 21, 2014. (Value or consideration as shown in aforementioned Deed $101,000.00)
Being also known as 1606 A Essex Avenue, Nashville, TN 37216-3916

This property is improved property known as **1606 A Essex Avenue, Nashville, TN, 37216.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien, not yet due and payable; (2) Subject to Easements and right of ways of record in Book 6361, Page 401; (3) Subject to all matters appearing of record in Plat Map Book 332, Page 136 and Page 137; All of record in the Register's Office for Davidson County, Tennessee.

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 28th day of April, 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 of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Integrity First Ventures, LLC,** the within named bargainor, **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 that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 28th day of April, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016024222