Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $464,900.00

Affiant

Subscribed and sworn to before me, this 27th day of 2016.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Jared Spiller	PINNACLE BANK	083-07-0O-001.00 CO
721 A Powers Avenue	150 3RD AVE S, SUITE 900	
Nashville, TN 37206	NASHVILLE, TN 37201	

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 and Urban Development Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jared Spiller and Amber Spiller,*** 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:

*HUSBAND & WIFE

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 721 Powers Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141124-0107796, as amended in Instrument No. 20150211-0012717, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to INTEGRITY FIRST VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY and URBAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CHERYL A. BRANDON, FORMERLY KNOWN AS CHERYL CORDES, of record in Instrument No. 20141209-0112814, dated December 3, 2014, said Register's Office. NEWMAN BRANDON conveyed his interest to INTEGRITY FIRST VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY and URBAN DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20141209-0112815, dated December 3, 2014, said Register's Office.

This property is improved property known as **721 A Powers Avenue, Nashville, TN, 37206.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map and Parcel 083-07-0O-001.00-CO.; (2) Matters shown on the Plan of record in Plat Book 1130, Page 29; (3) Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number 20141124-0107796 and amended in Instrument Number 20150211-0012717; 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.

BILL GARRETT, Davidson County
Trans:T20160046191 DEEDWARR
Recvd: 06/01/16 15:02 2 pgs
Fees:13.00 Taxes:1720.13
20160601-0055206

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 27th day of May, 2016.

Integrity First Ventures, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

Urban Development Group, 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 May 27, 2016.

_____
Notary Public

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 9-19-18

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 Urban Development Group, 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 May 27, 2016.

_____
Notary Public

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 9-19-18

FILE NO: 2016054433