BILL GARRETT, Davidson County
Trans:T20160055872 DEEDWARR
Recvd: 06/30/16 10:53 2 pgs
Fees:13.00 Taxes:476.56
20160630-0066899

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 $128,800.00

Affiant

Subscribed and sworn to before me, this 17th day of Jun

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Integrity First Investment 1529 Hunt Club Blvd., Suite 201 Gallatin, TN 37066	New Owner	096-06-0-069-00

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, **Rod Wayne Henley, a single man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Integrity First Investment Group, LLC, a Tennessee limited liability company,** 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 Lot No. 27 on the Plan of Donelson Heights of record in Plat Book 1424, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rod Wayne Henley by deed from Daniel Evan Leaf and Malee Luangsri Leaf of record in Instrument No. 20061222-0158531 Register's Office for Davidson County, Tennessee, dated December 20, 2006 and recorded on December 22, 2006.

This property is improved property known as **2846 Surrey Rd, Nashville, TN, 37214-3245.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Easement(s) as set forth in Plat Book 1424, page 35. Said Plat References a Utility Easement across the rear of said Lot 27, and references a Rock Lined Ditch across the said Lot 27; (3) Restrictions of record in Book 1537, Page 481, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Easement(s) as set forth in Restrictions of record in Book 1537, page 481; (5) Agreement for Dedication for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6249, Page 482; 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 17th day of June, 2016.

Rod Wayne Henley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rod Wayne Henley** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 17th day of June, 2016.

Notary Public

My Commission expires: 8-5-18

FILE NO: 2016064526