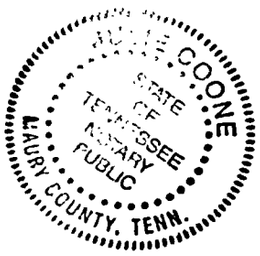
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/25/16 08:45 2 pgs
Fees:13.00 Taxes:370.56
20160725-0076040

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,150.00.**

Affiant

Subscribed and sworn to before me this 25th day of July, 2016

Notary Public
My Commission expires: 5-26-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Southern States Property, LLC	SAME	08102012700
1510 Lethia		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Integrity First Development Group, LLC,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Southern States Property, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot Number 46, Buena Vista Heights Addition to the City of Nashville, Tennessee, of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Integrity First Development Group, LLC by Warranty Deed from Albert Davis, dated June 6, 2016, recorded June 14, 2016 of record in Instrument Number 20160614-0059949, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2017 in the estimted amount of $725.05 for county and subsequent years, plus any penalties and interest which may accure for Map & Parcel 08102012700, which are not yet due and payable.

Subject to all matters as shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1727 McKinney Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 28, 2016.

Integrity First Development Group, LLC

By Philip Rykwalder, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Philip Rykwalder, to me known or proved to me on basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Member of Integrity First Development Group, LLC, a limited liability compay, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purpose therein contained.

WITNESS my hand and Official Seal at office this June 28, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, 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 Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.