BILL GARRETT, Davidson County
Trans:T20160067292 DEEDWARR
Recvd: 08/04/16 10:58 2 pgs
Fees:13.00 Taxes:1137.75
20160804-0080796

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of August, 2016, by and between Integrity First Realty, a Tennessee Limited Liability Company , party of the first part, and Winterheard, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Beginning at a point in the southwesterly line of Antioch Pike where said line is intersected by the center line of Seven Mile Creek; thence in a northeasterly direction along said line of Pike four hundred thirty (430) feet, more less, to a corner of the property conveyed to the State of Tennessee, as parcel #2, in a dead of April 20, 1959, by Louisville and Nashville Railroad Company; thence south westwardly at right angles with said line of Pike and along said line of conveyance of April 20, 1959, twelve (12) feet to a point; thence in a northeasterly direction with said line of conveyance of April 20, 1959, a line parallel with and twelve (12) feet, south of the original south line of said Pike, a distance of eighty two (82) feet to a point in the westerly line of an unnamed street shown on a map of N. R. Roberts property made by S.E. Davis, dated February 11, 1949, said westerly line of Street being a line fifty (50 feet west of and parallel with the westerly line of a conveyance of October 1, 1953, by the NC&STL Rwy. to Charles Grisham et ux; thence in a southwesterly direction along said line of Street, three hundred twenty (320) feet, more or less, to a point one hundred fifty (150) feet north of the center line of L&N RR Co.'s Radnor Cut-Off main tract, if measured at ring angles thereto; thence in a northwesterly direction along a line one hundred fifty (150) feet distant from, north of and parallel with said center line of main tract, a distance of four hundred ninety (490) feet to a point; thence in a northerly direction on a straight line, a distance of three hundred sixty (360) feet, more or less, to the point of beginning, containing three and forty seven hundredths (3.47) acres, and being a part of the property conveyed to the Nashville, Chattanooga and St. Louis Railway by S. A. Huddleston and wife, Eva P. Huddleston, Everett Bryant Woodroof and wife, Hazel C. Woodroof, and J.C. Huddleston and wife, Evelyn W. Huddleston, by deed dated October 3, 1951, recorded in Book 2023, Page 460, Register's Office of Davidson County, Tennessee, and being part of the property acquired by the Grantor by Merger Agreement between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga and St. Louis Railway, dated December 16, 1954 (effective August 30, 1957) and recorded in Book 2720, Page 201 in the said Register's Office.

Being all or part of the same property conveyed to Integrity First Realty, LLC by Warranty Deed dated August 1, 2016 of record at Instrument No. 20160802-0079790 in said Register's Office, Tennessee. Being previously conveyed to Winn Family Partnership, LP by virtue of that certain Quit Claim Deed dated December 22, 1998, at Book 11269, Page 394 and Quit Claim Deed at Instrument No. 20040712-0082879 in the Register's Office of 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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Integrity First Realty, LLC By: Josh Stewart, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, Notary of the state and county aforementioned, personally appeared Josh Stewart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the manager of Integrity First Realty, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he, as such manager, executed the foregoing instrument for the purpose thereincontained, by signing the name of the LLC by himself as member

WITNESS my hand and official seal at office this 1st day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Winterheard, LLC
2003 Daylily Drive
Franklin, TN 37067

Tax Parcel No 13308002800 and 13308003000

Property Address: 1029, 1031, 1033, 1035, 1037, 1041 Antioch Pike
Nashville, TN 37211

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $307,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of August, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY