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 $424,900.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2016.

Notary Public
My commission expires: 2/14/16

MEREDITH DURHAM MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12-06-2016

MEREDITH DURHAM MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12-06-2016

BILL GARRETT, Davidson County
Trans:T20160073993 DEEDWARR
Recvd: 08/24/16 14:12 3 pgs
Fees:18.00 Taxes:1572.13
20160824-0088703

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christian Williams 712 A Groves Park Nashville, TN 37206	New Owner	083-07-0V-001.00-CO

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 **Christian Williams, an unmarried woman and David Clifford, an unmarried man,** 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 No. 712-A, together with the limited private elements as shown on the drawing attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 712 Groves Park Road Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150629-0062585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion 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 Warranty deed from Mark J. Sharble, unmarried of record in Instrument No. 20150526-0047844 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 26, 2015.

This property is improved property known as **712 A Groves Park, Nashville, TN, 37206.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150629-0062585, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 45; (5) Easement of record in Instrument Number 20120228-0017172; All being 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 19th day of August, 2016.

Integrity First Ventures, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

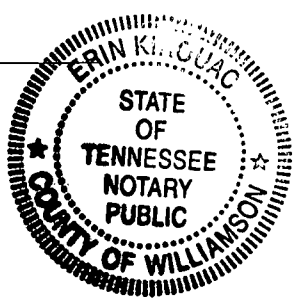
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 19th of August, 2016.

_____
Notary Public

My Commission expires: 8-5-18



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 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 19th of August, 2016.

Erin Kirouac
Notary Public

My Commission expires: 8-5-18
FILE NO: 2016074591

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON