Warranty Deed

Davidson County DEEDWARR Recvd: 09/09/16 08:46 2 pgs Fees:13.00 Taxes:573.50 **20160909-0094859**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of September, 2016. Notary Public My commission expires: 1/29/2020

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY — TINA HAWKINS

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Skip Nashville, LLC ~~Shawn Ireland~~	Skip Nashville, LLC	
2008 14Th Avenue North	205 Cherokee Pt.	081-07-0-089.00
Nashville, TN 37208-1412	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTEGRITY FIRST REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**SHAWN IRELAND, MARRIED**~~, * HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Skip Nashville, LLC, a Tennessee Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Ira Crandall's Subdivision of Lots Nos. 14 and 15 in Owen's Buena Vista Plan of Lots of record in Plat Book 17, Page 297, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 front 50 feet on the Easterly side of 14th Avenue North, formerly Marr Street, an runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Sarah Chapple Green and Larry W. Green by Quitclaim deed from Sarah Chapple Green of record in Instrument No. 20010119-0005819 Register's Office for Davidson County, Tennessee, dated January 12, 2001 and recorded on January 19, 2001.

Being the same property conveyed to Integrity First Realty, LLC, A Tennessee Limited Liability Company, by deed from Sarah Chapple Green and Husband Larry W. Green of record in Instrument No. 20160906-0093594 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 6, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2008 14th Avenue North, Nashville, TN 37208-1412.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2016.

Integrity First Realty, LLC

Josh Stewart, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Manger of Integrity First LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2016.

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

Notary Public

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson S:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018