WARRANTY DEED

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 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

J-IFI-16-2846-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl Wittenberg	**New Owner**	
(NAME)	(NAME)	**09606006900**
1360 Pond Creek Rd.		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **INTEGRITY FIRST INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL WITTENBERG,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 by Warranty Deed to Integrity First Investment Group, LLC, a Tennessee limited liability company as of record in Instrument No. 20160630-0066899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Easement recorded in Book No. 1424, Page 35 , Register's Office for Davidson, County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 1537, Page 481, 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. These Covenants, Conditions and Restrictions also provide that any violation thereof shall not defeat or render invalid the lien of the insured mortgage
- Easement set forth in Restrictions of record in Book 1537, Page 481, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6249, Page 482, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2846 Surrey Rd., Nashville, Tennessee 37214**.

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, unless otherwise herein set out; 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. 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.

BILL GARRETT, Davidson County
Trans:T20160091748 DEEDWARR
Recvd: 10/18/16 11:02 2 pgs
Fees:13.00 Taxes:573.50
20161018-0109873

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2016.

Integrity First Investment Group, LLC

BY:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Integrity First Investment Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of October, 2016.

Patricia J Parsons
Notary Public

My Commission Expires: 8-31-2020



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212