WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/16 13:50 3 pgs
Fees:18.00 Taxes:222.00
20161018-0110056

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of October, 2016

Notary Public
My Commission expires: 8/31/18
(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:
Integrity First Development Group LLC	SAME	08107032100
1529 Hunt Club Blvd Suite 201		
Gallatin, TN 37066		

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, **Brandon Mark Driver, Brigitte Nicole Brantley, Kristie Driver**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Integrity First Development Group LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly half of Lot No. 29 in W.S. Settles Subdivision of Lot No. 7 of the Woodard Plan of Lots, a plan of which subdivision is of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 25 feet on the easterly side of 14th Avenue North, formerly Alberta Street or Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Mark Driver from Araminta Williams Family Partnership by Warranty Deed on December 31, 2013, of record in Instrument Number 20140103-0000640, Register's Office for Davidson County, Tennessee. The said Mark Driver having since died testate on August 6, 2016, leaving said property to Brandon Mark Driver, Brigitte Nicole Brandley, and Kristie Driver, as Devisees of his Last Will and Testament of record as Case No. 08-16-097-P, Probate Court for Dickson 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 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 12, Register's Office for Davidson County, Tennessee

This is improved property known as: **1906 14th Avenue North, 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 October 12, 2016.

Brandon Mark Driver

Brigitte Nicole Brantley

BY: _____, Attorney-in-Fact
Brandon Driver, Attorney-in-fact

Kristie Driver

BY: _____ Attorney-in-fact
Brandon Driver, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Mark Driver,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 12, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Brandon Driver** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Brigitte Nicole Brantley**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Brigitte Nicole Brantley**, the bargainor(s), by the said **Brandon Driver**, as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of October, 2016.

NOTARY PUBLIC — My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Brandon Driver** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Kristie Driver**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Kristie Driver**, the bargainor(s), by the said **Brandon Driver**, as Attorney-in-Fact.

WITNESS my hand and seal, this 12th day of October, 2016.

NOTARY PUBLIC — My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE