WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092638 DEEDWARR
Recvd: 10/20/16 10:03 2 pgs
Fees:13.00 Taxes:268.25
20161020-0110866

J-IF-16-1906-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
South Eastern Capital Investments, LLC	**New Owner**	
(NAME)	(NAME)	**81-7-321.00**
900 Cabernet Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 DEVELOPMENT 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 **SOUTH EASTERN CAPITAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 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, said Register's Office.

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 Integrity First Development Group, LLC, by Warranty Deed from Brandon Mark Driver, Brigitte Nicole Brantley and Kristie Driver, recorded October 18, 2016 in Instrument No. 20161018-0110056 and further being the same property conveyed to Mark Driver by Warranty Deed from Araminta Williams Family Partnership, recorded January 3, 2014 in Instrument No. 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.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 132, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1906 14th Avenue North, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 18th DAY OF OCTOBER, 2016.

Integrity First Development Group, LLC

BY:_____
John Gleaves, Authorized Agent

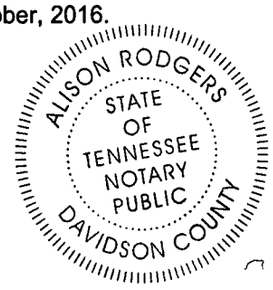
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Development 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 18th day of October, 2016.

_____
Notary Public

My Commission Expires: 10-7-19



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