This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $359,500.00.

Affiant

Subscribed and sworn before me this the 11th day of November, 2016.

Notary Public
My commission expires:

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160102313 DEEDWARR
Recvd: 11/18/16 13:03 2 pgs
Fees:13.00 Taxes:1330.15
20161118-0121990

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Lawver 1719 Hillsdale Avenue San Jose, CA 95124	Same address as new owner.	072-06-0-160.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INTEGRITY FIRST VENTURES, LLC AND URBAN DEVELOPMENT GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID LAWVER, a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1057A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1057 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150623-0060252 and amended in Instrument No. 2015081-00079879 and being shown on Plat attached thereto as Exhibit "B", 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 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 Quitclaim deed from Integrity First Ventures, LLC a Tennessee limited liability company, of record in Instrument No. 20150629-0062587 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on June 29, 2015.

Being also known as 1057 A Zophi St Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1057 A Zophi St, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 11th day of November, 2016.

Integrity First Ventures, LLC, by Benton Smith
Authorized Representative

Urban Development Group, LLC, by Jeff Livingston
Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Benton Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be an authorized representative of Integrity First Ventures, LLC, the within named bargainor, a Tennessee Limited Liability Company and that he, as such authorized representative executed the foregoing instrument for the purposes therein contained by signing the name of Integrity First Ventures, LLC by the said Benton Smith as such authorized representative.

Witness my hand and official seal this 11th day of November, 2016.

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
3/16/18

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Livingston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be a member of Urban Development Group, LLC, the within named bargainor, a Tennessee Limited Liability Company and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of Urban Development Group, LLC by the said Jeff Livingston, as such member.

Witness my hand and official seal this 11th day of November, 2016.

My Commission Expires:
3/16/18

Notary Public

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY