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

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20160114501 DEEDWARR
Recvd: 12/29/16 10:08 2 pgs
Fees:13.00 Taxes:1330.15
20161229-0136737

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $359,500.

Affiant

Subscribed and sworn before me this the 5th day of December, 2016.

Notary Public
My commission expires: 8/18/18

WARRANTY DEED

Address of New Owner:
David Lawver
~~1074 A Zophi Avenue~~
~~Nashville, TN 37206~~
1719 Hillsdale Ave.
San Jose, CA 85124

Send Tax Bill to:
same address as new owner

Tax Information:
072-06-0-N-001.00CO

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, 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 1074-A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1074 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150623-0060251, in the Register's Office for Davidson County, Tennessee, and being shown on the Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bennie R. Hackney and wife, Sara Hackney by Warranty Deed from Anne Allen Wright and George Draper Shreeve, Sr. of record in Book 10222, page 273 Register's Office for Davidson County , Tennessee, dated October 09, 1996 and recorded on October 10, 1996.

Being a portion of the same property conveyed to Integrity First Ventures, LLC by Warranty Deed from Bennie R. Hackney and Sara Hackney, of record in Instrument No. 20150612-0055763, Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 12, 2015.

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 1074 A Zophi Avenue, Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1074 A Zophi Avenue, Nashville, TN 37206.

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 ~~10th~~ 5th day of ~~November~~ December, 2016.

Integrity First Ventures, LLC, by Jeff Livingston
Authorized Representative

Urban Development Group, LLC, by Jeff Livingston
Member

STATE OF Tennessee
COUNTY OF Davidson

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 the Authorized Representative of the within named bargainor, a LLC, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jeff Livingston as such Authorized Representative.

Witness my hand and official seal this 5th day of December, 2016.

My Commission Expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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 the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jeff Livingston as such member.

Witness my hand and official seal this 5th day of December, 2016.

My Commission Expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY