BILL GARRETT, Davidson County
Trans:T20170011549 DEEDWARR
Recvd: 02/08/17 09:56 2 pgs
Fees:13.00 Taxes:1313.50
20170208-0013135

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

This Instrument Prepared by and Return to:
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 $355,000.00.

Affiant

Subscribed and sworn before me this the 1st day of February, 2017.

Notary Public
My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Lawver ~~1074B Zophi Street~~ ~~Nashville, TN 37216~~ 1719 Hillsdale Ave. San Jose, CA 95124	Same address as new owner	P/O 072-06-0-198.00 New 072-06-0-N-00200CO

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, URBAN DEVELOPMENT GROUP, LLC AND INTEGRITY FIRST VENTURES, 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 No. 1074B on the Plan of 1074 Zophi Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150623-0060251, 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 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 9, 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 wife, Sara Hackney of record in Instrument No. 20150612-0055763, Register's Office for Davidson County, Tennessee, dated June 1, 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.

THIS IS IMPROVED PROPERTY KNOWN AS 1074 B Zophi Street, 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 1st day of February, 2017.

Urban Development Group, LLC

BY: Jeff Livingston, Member

Integrity First Ventures, LLC

BY: Jeff Livingston, Authorized Representative

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 Urban Development, LLC, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeff Livingston as such member.

Witness my hand and official seal this 1st day of February, 2017.

My Commission Expires: 9-10-2018

Notary Public

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 Integrity First Ventures, LLC, a limited liability company, and that he, as such authorized representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeff Livingston as such authorized representative.

Witness my hand and official seal this 1st day of February, 2017.

My Commission Expires: 9-10-2018

Notary Public