Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $355,900.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2017

Notary Public
My commission expires: _____

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

BILL GARRETT, Davidson County
Trans:T20170031928 DEEDWARR
Recvd: 04/17/17 14:24 2 pgs
Fees:13.00 Taxes:1316.83
20170417-0037062

Address of New Owner:	Send Tax Bills to:	Tax Information
Rhett R. Bass	Farmington Mortgage	072-06-0P-002.00
1049 Zophi Street	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37216	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Integrity First Ventures, LLC, a Tennessee limited liability company and Urban Development Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rhett R. Bass, an unmarried man and Charlotte C. Burke, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1049, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1047 and 1049 Zophi Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20150623-0060253, and as amended by Instrument No. 20150701-0063561, Instrument No. 20150811-0080394, and Instrument No. 20170417-0037058 ; Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part 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, dated June 29, 2015 of record as Instrument No. 20150629-0062587, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Integrity First Ventures, LLC a Tennessee limited liability company, by Warranty Deed from Bennie R. Hackney and wife, Sara Hackney, dated June 1, 2015 of record as Instrument No. 20150612-0055763, Register's Office for Davidson County, Tennessee.

Being also known as 1049 Zophi Street, Nashville, Tennessee 37216.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1049 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 12th day of April, 2017.

Integrity First Ventures, LLC

By: _____
Trey Cain
Its: Authorized Representative

Urban Development Group, LLC

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain Authorized Representative of Integrity First Ventures, LLC, a Tennessee limited liability company,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of April, 2017.

_____
Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain Authorized Representative of Urban Development Group, LLC, a Tennessee limited liability company,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of April, 2017.

_____
Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

FILE NO: 2017035117