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

Chasity D Petty
Affiant

Subscribed and sworn to before me, this 15th day of May, 2017.

Carrie Ann Porter
Notary Public
My commission expires: 9-22-2020

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/18/17 08:12 4 pgs
Fees:23.00 Taxes:1316.83
20170518-0049140

Address of New Owner:	Send Tax Bills to:	Tax Information
Crystal Mears 1047 Zophi Street Nashville, TN 37216	SAME AS NEW OWNER	072-06-0P-001.00

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 **Crystal Mears and spouse, Terra Mears,** 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 1047, 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.

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 **1047 Zophi Street, Nashville, TN 37216.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Book 547, Page 22; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 1047 and 1049 Zophi Avenue Townhomes of

record in Instrument No. 20150623-0060253 as amended by Instrument No. 20150701-0063561, Instrument No. 20150811-0080394, and Instrument No. _____, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 15th day of May, 2017.

Integrity First Ventures, LLC, a
Tennessee limited liability company

By: _____

Its: Authorized Representative

Urban Development Group, LLC, a
Tennessee limited liability company

By: _____

Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Cain, authorized representative **for Integrity First Ventures, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such authorized representative

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of May, 2017.

_____
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Cain, Authorized representative for **Integrity First Ventures, LLC**, the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such authorized representative

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of May, 2017.

Annette Belyea
Notary Public

My Commission expires: 9.19.18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2017035143

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

