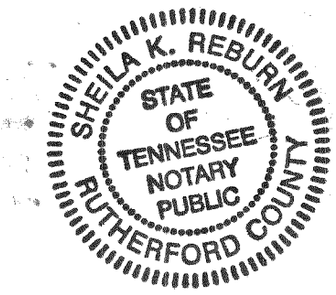
Davidson County DEEDWARR
Recvd: 06/14/17 11:11 2 pgs
Fees:13.00 Taxes:251.60
20170614-0059666

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2017.

Notary Public

My commission expires: 2-27-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
HCAP, LLC		
2128 Cason Trail	New Owner	069-04-0-007-00
Murfreesboro TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTEGRITY FIRST REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HCAP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4, Block "DD" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, 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 the same property conveyed to Jethery J. Jones Stockard and husband, Calvin L. Stockard by Quitclaim deed from Jethery J. Jones Stockard of record in Book 11031, page 48, Register's Office for Davidson County, Tennessee, dated July 17, 1998 and recorded on July 22, 1998.

Said Jethery J. Jones Stockard and Calvin L. Stockard, being deceased and Affidavit of Heirship recorded in Instrument No. 20140730-0067964.Being the same property conveyed to Dwayne Anthony Jones by Quitclaim deed from Cherri Jones-Hobson and Audrey T. Ingram of record in Instrument No. 20140730-0067963 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 30, 2014.

Being the same property conveyed to Patricia J. Martin, unmarried by Warranty deed from Dwayne Anthony Jones, unmarried of record in Instrument No. 20170316-0025983 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 16, 2017.

Being the same property conveyed to Integrity First Realty, LLC, a Tennessee Limited Liability Company by Warranty deed from Patricia J. Martin, unmarried of record in Instrument No. 20170612-0058418 Register's Office for Davidson County, Tennessee, dated June 9, 2017 and recorded on June 12, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4009 Cedar Circle, Nashville, TN 37218-1906.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2017.

Integrity First Realty, LLC

Josh Stewart, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Manger of Integrity First LLC, a Tennessee Limited Liability Company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019