WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053892 DEEDWARR
Recvd: 06/23/17 10:31 2 pgs
Fees:13.00 Taxes:577.20

20170623-0063304

J-IFDG-17-2223-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reliance Estates, LLC	**New Owner**	
(NAME)	(NAME)	**08102021700**
3617 Coles Branch Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **INTEGRITY FIRST DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RELIANCE ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property is shown as Parcel 217 on Davidson County Property Map 81-02, and also known as Lot 1 on the unrecorded Map of T.L. Herbert, Jr.'s Subdivision, and more particularly described according to a field-run survey performed on May 12, 2017 by Quenton S. Pulliam, Registered Land Surveyor #TN2346 as follows:

Beginning at a point on the west margin of 24th Avenue North (40' R.O.W.); said point being the northeast corner of property shown as Lot 1 on the Plan of Beck Springs Addition as of record in Plat Book 332, Page 81, in the Register's Office of Davidson County, Tennessee, and the southeast corner of the herein described property;

Thence, following the north boundary of said Lot 1 of Beck Springs, North 84 degrees 24 minutes 52 seconds West, a distance of 160.00 feet to a point on the east margin of an unnamed and unimproved Metro alley (12' R.O.W.); said point being the northwest corner of Lot 1 of Beck Springs and the southwest corner of the herein described property;

Thence, following said east margin, North 06 degrees 23 minutes 18 seconds East, a distance of 49.75 feet to an iron rod (new); said rod being the southwest corner of property conveyed to Michael C. & Harry C. Tinsley as of record in Instrument Number 20090827-0080703, and the northwest corner of the herein described property; said Tinsley property being Lot 2 on the unrecorded Map of T.L. Herbert, Jr.'s Subdivision;

Thence, following the south boundary of said Tinsley property and Lot 2 of T.L. Herbert, Jr.'s Subdivision, South 84 degrees 30 minutes 21 seconds East, a distance of 160.00 feet to an iron rod (new) on said west margin of 24th Avenue North (40' R.O.W.); said rod being the southeast corner of Lot 2 and the northeast corner of the herein described property;

Thence, following said west margin South 06 degrees 23 minutes 11 seconds West, a distance of 50.00 feet to the Point of Beginning.

Containing 7,979 square feet or 0.183 acres more or less.

Being the northern fifty-foot portion of property conveyed to Integrity First Development Group, LLC as of record in Instrument Number 20170516-0048480, in the Register's Office of Davidson County, Tennessee.

Property is subject to a sanitary sewer easement twenty feet in width as of record in Deed Book 4070, Page 664, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed at Installment Deed of record at Book 1846, Page 628, Decree of record at Book 9602, Page 913, Warranty Deed of record at Instrument No. 20161201-0126004, and Quit Claim Deed of record at Instrument No. 20170516-0048480, all of record in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Beck Springs Addition, as recorded in Plat Book 332, Page(s) 81,in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4070, Page 664, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2223 24th Ave N. Lot E/F, Nashville, Tennessee 37208**.

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; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 22nd DAY OF JUNE, 2017.

Integrity First Development Group LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of INTEGRITY FIRST DEVELOPMENT GROUP LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212