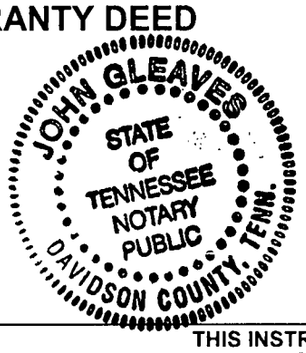
WARRANTY DEED



J-KG-17-2223-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

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)
The Kendrick Group, LLC	**New Owner**	
(NAME) **8109 Hilldale Dr.**		**081-02-0-219.00** **081-02-0-218.00**
(ADDRESS) **Brentwood, TN 37027**		
(CITY) (STATE) (ZIP)	(CI	

BILL GARRETT, (NAME) Davidson County
Trans: T20170061648 DEEDWARR
Recvd: 07/19/17 10:13 3 pgs
Fees: 18.00 Taxes: 999.00
20170719-0072670

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 **THE KENDRICK GROUP, 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:

Tract I

2223 A 24th Avenue North

Map/Parcel 081-02-0-219.00

Property is shown as Parcel 219 on Davidson County Property Map 81-02, and also shown as Lot 2 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 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 an iron rod (new) on the west margin of 24th Avenue North (40' R.O.W.); said rod being the northeast corner of property conveyed to Skip Nashville, LLC as of record Instrument Number 20160927-0101976, in the Register's Office of Davidson County, Tennessee; said Skip Nashville, LLC property being shown as Lot 3 on the Plan of Beck Springs Addition as of record in Plat Book 332, Page 81; said rod also being the southeast corner of the herein described property;
Thence, following the north boundary of said Skip Nashville, LLC property, North 84 degrees 24 minutes 52 seconds West, a distance of 160.00 feet to an iron rod (new) on the east margin of an unnamed and unimproved Metro alley (12' R.O.W.); said rod being the northwest corner of said Skip Nashville, LLC property 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 40.00 feet to a point; said point being the southwest corner of Lot 1 on the Plan of Beck Springs Addition as of record in Plat Book 332, Page 81, and the northwest corner of the herein described property;
Thence, following the south boundary of said Lot 1, South 84 degrees 24 minutes 52 seconds East, a distance of 160.00 feet to a point on said west margin of 24th Avenue North (40' R.O.W.); said point being the southeast corner of Lot 1 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 40.00 feet to the Point of Beginning.

Containing 6,400 square feet or 0.147 acres more or less.

Being the southern forty-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.

Tract II

2223 C 24th Avenue North

Map/Parcel 081-02-0-218.00

Property is shown as Parcel 218 on Davidson County Property Map 81-02, and also 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 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 an iron rod (new) on the west margin of 24th Avenue North (40' R.O.W.); said rod being the northeast corner of property shown as Lot 2 on the Plan of Beck Springs Addition as of record in Plat Book 332, Page 81; said rod also being the southeast corner of the herein described property;
Thence, following the north boundary of said Lot 2, 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 rod being the northwest corner of Lot 2 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 40.00 feet to a point; said point being the southwest corner of Lot 1 on the unrecorded Map of T.L. Herbert, Jr.'s Subdivision, and the northwest corner of the herein described property;
Thence, following the south boundary of said Lot 1 of T.L. Herbert, Jr.'s Subdivision, South 84 degrees 24 minutes 52 seconds East, a distance of 160.00 feet to a point on said west margin of 24th Avenue North (40' R.O.W.); said point being the southeast corner of Lot 1 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 40.00 feet to the Point of Beginning.

Containing 6,400 square feet or 0.147 acres more or less.

Being the "middle" forty-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 to Integrity First Development Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Integrity First Development Company, LLC, a Tennessee limited liability company, recorded May 16, 2017 in Instrument No. 20170516-0048480 and further being part of the same property conveyed to Integrity First Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from James Montgomery, Jr., a married man, recorded December 1, 2016 in Instrument No. 20161201-0126004, Register's Office for 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.
- All matters set out in survey dated May 12, 2017 by Quenton S. Pulliam, Registered Land Surveyor #TN2346.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2223 A 24th Avenue North, 2223 C 24th Avenue North, 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 14th DAY OF JULY, 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 14th of July, 2017.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



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