Bill Garrett Davidson County
Batch# 54665 DEEDWARR
02/02/2018 03:04:49 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20180202-0010993

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $110,000.00 Affiant Subscribed and sworn to before me, this the 31st day of January, 2018. Notary Public My commission expires: 5-3-21

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:
Integrity First Realty, LLC		
106 Public Square, Suite 104	New Owner	049-15-0-004.00
Gallatin, TN 37066		

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, **JOSEPH SAMUEL LEE AND TANZANIA O'SHAE MATTHEWS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTEGRITY FIRST REALTY, LLC, A TENNESSEE LIMITED LIABILTY 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. 4A on the Plan of Zone Lot Division of Lot 4, Deer Meadows of record in Plat Book 5800, Page 396 amending Plat of record in Plat Book 5800, Page 270, 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 Octavia Stewart, unmarried by Warranty deed from Brian Ward, married of record in Instrument No. 20060911-0111966 Register's Office for Davidson County, Tennessee, dated August 09, 2006 and recorded on September 11, 2006.

Being the same property conveyed to Joseph Samuel Lee and Tanzania O'Shae Matthews, a married couple by Quitclaim deed from Octavia Stewart, a single person of record in Instrument No. 20170427-0041493 Register's Office for Davidson County, Tennessee, dated April 22, 2017 and recorded on April 27, 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 3413 Tisdall Drive, Whites Creek, TN 37189.

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 31st day of January, 2018.

Joseph Samuel Lee

Tanzania O'Shae Matthews

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Samuel Lee and Tanzania O'Shae Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2018.

Notary Public Sharon Jackson Tipps

My Commission Expires: 4-11-2019

SHARON JACKSON TIPPS
NOTARY PUBLIC
STATE OF TEXAS
ID # 124706853
My Comm. Expires 04-11-2019