Bill Garrett Davidson County
Batch# 54670 DEEDWARR
02/02/2018 03:07:42 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180202-0011001

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 $125,000.00. 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:
Don Miller		
3413 Tisdall Drive	New Owner	049-15-0-004.00
Whites Creek, TN 37189		

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 LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON MILLER, UNMARRIED**, 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.

Being the same property conveyed to Integrity First Realty, LLC, a Tennessee Limited Liability Company by Warranty Deed from Joseph Samuel Lee and Tanzania O'Share Matthews, Husband and Wife of record in Instrument No. 20180202-0010993 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on Feb 2, 2018.

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.

Integrity First Realty, LLC

Jon Cruz, Authorized Agent

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 Jon Cruz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Agent of Integrity First Realty, LLC, a Tennessee Limited Liability Company, and that he/she, 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 31st day of January, 2018.

Notary Public

My Commission Expires:

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