WARRANTY DEED

Bill Garrett Davidson County
Batch# 129181 **DEEDWARR**
08/15/2018 11:24:45 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180815-0080746

B-KW-18-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Kayla Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER 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)
Kathryn Atwater	~~New Owner~~ Citizens Bank	
(NAME)	(NAME)	
904 Virginia Ave.	6100 Tower Circle #600	061-10-0-166.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(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 INVESTMENT 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 **KATHRYN ATWATER, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being the Westerly 32 feet of Lot No. 28 and the Easterly 35 feet of Lot no. 29. on the Plan of Maplewood Manor, as of record in Book 547, Page 102, Register' s Office for Country. Described according to a survey made for First Federal Savings and Loan Association, of Nashville, by T. R. Sanford, Surveyor, August 20, 1960 as follows:

Said parts of Lots Nos. 28 and 29 front together 67 feet on the Southerly side of Virginia Avenue and extends back between lines 278 feet, more or less, on the Easterly line and 280 feet, more or less, on the Westerly line to the Northerly line of Lots Nos. 12 and I3, measuring 67 feet thereon.

Being the same property conveyed to James Clary, a married person by Warranty deed from Ronnie D. Mullins and wife, Alma B. Mullins of record in Instrument No. 20121119-0106709 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 19, 2012.

Being the same property conveyed to Integrity First Investment Group, LLC by Quitclaim deed from James Clary of record in Instrument No. 20130903-0092083 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on September 03, 2013.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement, recorded on September 09, 2013 of record in Instrument Number 20130909-0094634, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 Virginia Ave., Nashville, Tennessee 37216**.

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 10th DAY OF AUGUST, 2018.

Integrity First Investment Group, LLC

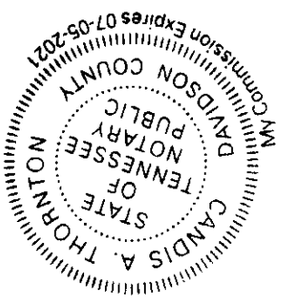
BY:_____
John Gleaves
Authorized Agent

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 INVESTMENT 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 10th of August, 2018.

_____
Notary Public
My Commission Expires: 7-5-21
(SEAL)



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