BILL GARRETT, Davidson County
Trans: T20140046026 DEEDWARR
Recvd: 06/27/14 15:10 2 pgs
Fees: 13.00 Taxes: 466.20
20140627-0056670

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
8583 Cordes Circle
Germantown, TN 38139

WARRANTY DEED

Effective as of June 23, 2014, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Timothy J. Davison and Erin K. Davison, husband and wife,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Lot 53, on the Plan of Section Four, MEADOW WOODS, as shown on plat of record in Instrument No. 20010605-0058115, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy J. Davison and Erin K. Davison, from Marcela Thornhill, by Warranty Deed of record at Instrument No. 20070927-0115532, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record in the Register's Office of Davidson County, Tennessee; and 2014 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on the 20th day of June, 2014.

GRANTOR:

Timothy J. Davison

Erin K. Davison

STATE OF FLORIDA
COUNTY OF Pinellas

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Timothy J. Davison and Erin K. Davison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office this 20th day of June, 2014.

Notary Public

LAUREN ASHLEY JONES
Notary Public - State of Florida
My Comm. Expires May 7, 2017
Commission # FF 004377

My Commission Expires:
5/7/17

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1713 Birdsong Chase Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 164160A08900C	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $126,000.00 AFFIANT Subscribed and sworn to before me this 24th day of June, 2014. NOTARY PUBLIC Commission expires:

TIMOTHY D. WARDLOW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 06-05-18