BILL GARRETT, Davidson County
Trans:T20140047391 DEEDWARR
Recvd: 07/02/14 15:07 2 pgs
Fees:13.00 Taxes:647.50
20140702-0058469

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**5110 Maryland Way, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**JEFF 1, LLC**
**5001 Plaza on the Lake Suite 200**
**Austin, TX 78746**

**SEND TAX BILL TO:**
JEFF 1, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

**MORTGAGEE:**

**None**

| | |
|---|---|
| **MAP** | **188-10** |
| **GROUP** | **A** |
| **PARCEL** | **26.00co** |

# WARRANTY DEED

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Franklin Synergy Bank,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **JEFF 1, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Carothers Crossing, Phase 2, Section 1, as shown by plat and survey of record in Instrument No. 20070807-0093924, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Franklin Synergy Bank by Successor Trustee's Deed dated April 16, 2014 of record in Instrument no. 20140417-0032327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **2121 Glen Haven Drive, Nolensville, Tennessee 37135.**

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, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this the **26th** day of **June, 2014.**

**Franklin Synergy Bank**

**By:** _____

**J. Myers Jones, III, Executive Vice President**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **J. Myers Jones, III** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Executive Vice President** of **Franklin Synergy Bank**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 2014.

_____
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2014.

_____
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/17

File #14-8838

Return to:
SUMMIT TITLE & ESCROW, LLC
8583 Cordes Circle
Germantown, TN 38139