BILL GARRETT, Davidson County
Trans:T20140056748 DEEDWARR
Recvd: 08/04/14 15:44 2 pgs
Fees:13.00 Taxes:395.90



20140804-0069875

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

WARRANTY DEED

Effective as of July 31, 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, **Patricia Green,** 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 266, PLAN OF FOREST VIEW PARK SECTION VIII, as shown on plat of record in Book 6900, Page 633, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor Patricia Green and Tania M. Green, joint tenants with right of survivorship, by deed of record in Book 11475, Page 81 in the Register's Office of Davidson County, Tennessee. Tania M. Green died on or about August 16, 2007 and Patricia Green conveys as the surviving tenant by the entirety.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 6900, Page 633, 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 in Nashville, Tennessee on this 29 day of July, 2014.

GRANTOR:

Patricia Green

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal this 29 day of July, 2014.

Notary Public

WENDY GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

My Commission Expires:

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 1117 Traceton Circle Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 150090A11200CD	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 $107,000.00. AFFIANT Subscribed and sworn to before me this 31 day of July, 2014. NOTARY PUBLIC Commission expires:

TIMOTHY D. WARDLOW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 06-05-16