BILL GARRETT, Davidson County
Trans:T20140058356 DEEDWARR
Recvd: 08/08/14 15:27 4 pgs
Fees:23.00 Taxes:444.00
20140808-0071810

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Road, Suite 103
Memphis, Tennessee 38120

WARRANTY DEED

Effective as of August 4, 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, **Robert S. Petty and wife, Nadine Petty,** owning a one-half undivided interest **and Mitchell C. Weld, Trustee of the Revocable Trust of Mitchell C. Weld U/A/D November 30, 2009,** owning an one-half undivided interest, 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 253 on the Plan of River Trace Estates, Phase 1, Sections 4 and 5, a Planned Unit Development, as shown on plat of record in Book 9700, Page 409, 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 by Warranty Deed in Instrument No. 20050829-0102993; Quit Claim Deed in Instrument No. 20060417-0043085; Quit Claim Deed in Instrument No. 20100105-0000931, in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 9700, Page 409; Declaration of Covenants, Conditions and Restrictions recorded in Book 6851, Page 370 as amended in Book 6982, Page 747, and By-Laws of River Trace Homeowners Association, Inc. of record in Book 6851, Page 390, all 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 this 1 day of August, 2014.

GRANTOR:

Robert S. Petty

Nadine Petty

Mitchell C. Weld, Trustee of the Revocable Trust
of Mitchell C. Weld U/A/D November 30, 2009

CECILIA VASQUEZ
COMM. # 2022423
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAY 24, 2017

STATE OF California

COUNTY OF El Dorado

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Robert S. Petty and wife, Nadine Petty, 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 this 1 day ~~of August, 2014~~.

Notary Public

My Commission Expires:

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Mitchell C. Weld**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the duly appointed and serving **Trustee of the Revocable Trust of Mitchell C. Weld U/A/D November 30, 2009**, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand and seal this _____ day of August, 2014.

Notary Public

My Commission Expires:

WITNESS the Grantor's hand on this 5 day of August, 2014.

GRANTOR:

Robert S. Petty

Nadine Petty

Mitchell C. Weld, Trustee of the Revocable Trust
of Mitchell C. Weld U/A/D November 30, 2009

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Robert S. Petty and wife, Nadine Petty, 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 this _____ day of August, 2014.

Notary Public

My Commission Expires:

_____

STATE OF California

COUNTY OF San Diego

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Mitchell C. Weld**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the duly appointed and serving **Trustee of the Revocable Trust of Mitchell C. Weld U/A/D November 30, 2009**, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand and seal this 5th day of August, 2014.

Notary Public

My Commission Expires:
Mar. 24 2018

OFFICIAL SEAL
MICHELLE N. MORGAN
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 2062261
SAN DIEGO COUNTY
MY COMM. EXP. MAR. 24, 2018

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3225 Cain Harbor Drive Nashville, TN 37214 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 062020A26100CO	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 $120,000.00. AFFIANT Subscribed and sworn to before me this 6 day of August, 2014. NOTARY PUBLIC Commission expires:

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