Return to:
Summit Title & Escrow
6465 Quail Hollow, Suite 103
Memphis, Tennessee 38120

BILL GARRETT, Davidson County
Trans:T20140070115 DEEDWARR
Recvd: 09/18/14 15:56 2 pgs
Fees:13.00 Taxes:266.77
20140918-0085969

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of September, 2014, by and between Guyonna Arimiture Bailey-Hoskins and Alvin Eugene Hoskins, a married couple, party of the first part, and JEFF 1, LLC, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 66 on the Plan of Towne Village of The Country, Section 1 of record in Plat Book 5200, Page 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Guyonna Arimiture Bailey-Hoskins and Alvin Eugene Hoskins by virtue of that certain Warranty Deed dated June 6, 2005, at Instrument No. 20050609-0066121 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 5289, Page 687 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Guyonna Arimiture Bailey-Hoskins

Alvin Eugene Hoskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Guyonna Arimiture Bailey-Hoskins and Alvin Eugene Hoskins, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of September, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	JEFF 1, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746
Tax Parcel No	15007005700
Property Address:	208 New Towne Court Antioch, TN 37013
MAIL TAX BILLS TO:	JEFF 1, LLC 8300 N. Mopac Expressway, Suite 200 Austin, TX 78759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $72,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of September, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY