BILL GARRETT, Davidson County
Trans:T20140071285 DEEDWARR
Recvd: 09/23/14 15:01 2 pgs
Fees:13.00 Taxes:481.00
20140923-0087444

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

WARRANTY DEED

Effective as of September 18, 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, **Melvin Ryan Brown**, 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 71, PLAN OF GREER MEADOWS AT CEDAR CREEK, FIRST REVISION, SECTION THREE, PHASE II, a Planned Unit Development, of record in Instrument Number 20040407-0039587, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

This real property being all or part of the property conveyed to Grantors by deed of record at Instrument No. 20050517-0055666 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record as recorded at Instrument No. 20040407-0039587, 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 18 day of September, 2014.

GRANTOR:

Melvin Ryan Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Melvin Ryan Brown, 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 of his own free act and deed for the purposes therein contained~~.

WITNESS my hand and seal this 18th day of September, 2014.

Notary Public

PATRICIA M. HYLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

My Commission Expires:

11-5-14

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 ~~Austin, TX 78746~~ Property Address: 505 Scotts Creek Trail Hermitage, TN 37076 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 075120A13300CO	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 $130,000.00. AFFIANT 19 Subscribed and sworn to before me this day of September, 2014. NOTARY PUBLIC Commission expires:

JANET S. HINRICHS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 02-19-18