BILL GARRETT, Davidson County
Trans:T20140073166 DEEDWARR
Recvd: 09/30/14 09:04 2 pgs
Fees:13.00 Taxes:508.75
20140930-0089765

Prepared by and return to:
Seth McNamee, Esq.
6465 Quail Hollow Drive, Suite 103
Memphis, Tennessee 38120

WARRANTY DEED

Effective as of September 24, 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, **John Farmer and Susan Farmer,** Joint Tenants, 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 2, PEBBLE TRAIL ADDITION Subdivision, as shown on plat of record in Plat Book 20011211-0136419, 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 Grantors by deed of record in Instrument No. 20080903-0090131 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 Instrument No. 20011211-0136419, and Easements recorded in Book 9835, Page 144 and Book 9835, Page 152, all 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 _____, Tennessee on this _____ day of September, 2014.

GRANTOR:

John Farmer

Susan Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared John Farmer and Susan Farmer, 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 24th day of September, 2014.

COLLEEN SINGLETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
3/6/2018

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 5113 Countryside Drive Antioch, Tennessee 37013 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 149100011900	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 $137,500.00. AFFIANT 24th 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