

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 136,500.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Notary Public

My commission expires: 5-20-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JEFF 1, LLC	**JEFF 1, LLC**	**173040A05300CO**
5001 Plaza on the Lake #200	**8300 N. Mopac Expressway #200**	
Austin TX 78746	**Austin, TX 78759**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PAMELA S. SEXTON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFF 1, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee, Being Lot No. 53 on the Plan of Oak Highlands, Phase 1, a Planned Unit Development, of record in Plat Book 6900, pages 431-435, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO PAMELA S. SEXTON, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM NOUREDIN RAFIPOUR AND FARIBA RAFIPOUR, HUSBAND AND WIFE, DATED 11/18/2002 AND RECORDED ON 11/20/2002 IN INSTRUMENT NUMBER 20021120-0143928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 312 OAK HIGHLAND CT, ANTIOCH, TN 37013.

BILL GARRETT, Davidson County
Trans:T20140074513 DEEDWARR
Recvd: 10/03/14 08:20 2 pgs
Fees:13.00 Taxes:505.05
20141003-0091385

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 26th day of September, 2014.

PAMELA S. SEXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, PAMELA S. SEXTON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2014.

Notary Public

My Commission Expires: 5-20-17

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY