BILL GARRETT, Davidson County
Trans:T20140074518 DEEDWARR
Recvd: 10/03/14 08:23 2 pgs
Fees:13.00 Taxes:462.50
20141003-0091393

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 17th day of September, 2014, by and between Emma L Niswonger, unmarried and Pamela S Fuller, unmarried, 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. 35, Final Plat of Villages of Long Hunter, P.U.D., Phase 1, as shown on plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Emma L. Niswonger and Pamela S. Fuller by virtue of that certain Warranty Deed dated April 2, 2009, at Instrument No. 20090409-0032360 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 Instrument No. 20010531-0056382, Instrument No. 20031111-0164945, Instrument No. 20041022-0127537 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.

Emma L. Niswonger
Emma L Niswonger

STATE OF Ohio
COUNTY Miami

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Emma L Niswonger , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of September, 2014.

Notary Public

My Commission Expires: Sept 12, 2015

NOTARY PUBLIC
STATE OF OHIO

Pamela S Fuller

TAMMY A CRISP
NOTARY PUBLIC
Living in Allegan County,
Acting in Allegan
My Comm Expires 11-23-2018

STATE OF Michigan
COUNTY OF Allegan

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Pamela S Fuller , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2014.

Notary Public

My Commission Expires: 11-23-18

Property Owner & Address: JEFF 1, LLC

5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Tax Parcel No 151100A03500CO

Property Address: 7521 West Winchester Ave
Antioch, TN 37013

MAIL TAX BILLS TO: JEFF 1, LLC

8300 N. Mopac Expressway, Suite 200
Austin, TX 78759

STATE OF TENNESSEE
COUNTY OF

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 $125,000.00 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 16th day of September, 2014.

Notary Public

My Commission Expires: 11-23-18

TAMMY A CRISP
NOTARY PUBLIC
Living in Allegan County,
Acting in Allegan
My Comm Expires 11-23-2018

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