BILL GARRETT, Davidson County
Trans:T20140075726 DEEDWARR
Recvd: 10/07/14 11:36 2 pgs
Fees:13.00 Taxes:486.55
20141007-0092913

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escow, LLC
6465 Quail Hollow Rd. #103
Memphis, Tennessee 38120

WARRANTY DEED

Effective as of September 30, 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, **Saleem Ismaili and wife, Fatima Ismaili,** 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 78, PLAN OF SECTION TWO-A, HUNTERS BRANCH, as shown on plat of record in Book 6250, Page 819, and amended in Book 6815, Page 77, 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 Grantor by deed of record at Instrument No. 20040706-0079893 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 LAKE County, Illinois on this 25 day of September, 2014.

GRANTOR:

Saleem Ismaili

Fatima Ismaili

STATE OF ILLINOIS
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Saleem Ismaili and Fatima Ismaili 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, at office in Lake County, Illinois this 25 day of September, 2014.

Notary Public

My Commission Expires:
Aug 5, 2017

OFFICIAL SEAL
AARON CASTELLANO
Notary Public - State of Illinois
My Commission Expires Aug 5, 2017

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1440 Hunters Branch Road Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 172080A078000CO	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 $131,500.00. AFFIANT 30th day of September, 2014. Subscribed and sworn to before me this NOTARY PUBLIC Commission expires:

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