Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
8583 Cordes Circle
Germantown, TN 38139

BILL GARRETT, Davidson County
Trans:T20140077715 DEEDWARR
Recvd: 10/15/14 12:19 2 pgs
Fees:13.00 Taxes:407.37
20141015-0095229

WARRANTY DEED

Effective as of October 9, 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, **Ryan Andrew Posey and wife, Cynthia Apple Posey**, 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 278, SECTION SIX-B, "THE COUNTRY", as shown on plat of record in Plat Book 5200, Pages 741 and 742, 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 at Instrument No. 20040204-0013491in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 5200, Page 741-742, and Subdivision Restrictions as set forth in Deed recorded in Book 6264, Page 656 in the Register's Office of Davidson County, Tennessee; and 2015 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 Roswell, New Mexico on this 9TH day of October, 2014.

GRANTOR:

Ryan Andrew Posey

Cynthia Apple Posey

STATE OF NEW MEXICO
COUNTY OF Chaves

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Ryan Andrew Posey and wife, Cynthia Apple Posey, 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 9th day of October, 2014.

KATHY FREDERICK NOTARY PUBLIC

Kathy Frederick
Notary Public

My Commission Expires:
March 31, 2016

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3337 Country Ridge Drive Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 15007034200	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 $110,100.00. AFFIANT Subscribed and sworn to before me this 9th day of October, 2014. NOTARY PUBLIC Commission expires:

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