BILL GARRETT, Davidson County
Trans:T20140077997 DEEDWARR
Recvd: 10/16/14 10:22 2 pgs
Fees:13.00 Taxes:340.40
20141016-0095548

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Drive, Suite 103
Memphis, TN 38120

WARRANTY DEED

Effective as of October 14, 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, **Christina Marie Duncan, f/k/a Christina Marie Pedigo**, 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 Number 499, on the Plan of Sherwood Forest, Section 5, as shown on plat of record in Plat Book 4660, Page 190 as corrected in Book 5670, Page 535, in the Register's Office of 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. 20140908-0082194 in the Register's Office of Davidson County, Tennessee. Christina Marie Pedigo and Christina Marie Duncan, as named herein, are one and the same person.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 4660, Page 190, as corrected in Book 5670, Page 535 and Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 4990, Page 72, 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 Montgomery County, on this 14th day of October, 2014.

GRANTOR:

Christina Marie Duncan

STATE OF TENNESSEE
COUNTY OF Montgomery

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Christina Marie Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2014.

Notary Public

My Commission Expires:
2/17/2016

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

New Owner Name and Address:
JEFF 1, LLC
5001 Plaza On the Lake #200
Austin, TX 78746

Property Address:
4864 Shshone Drive
Old Hickory, TN 37138

Mail tax bills to:
JEFF 1, LLC
8300 N. Mopac Expressway #200
Austin, TX 78759

Parcel I.D. Numbers:
06513006600

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 $92,000.00.

AFFIANT

Subscribed and sworn to before me this 15 day of October, 2014.

NOTARY PUBLIC

Commission expires:

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-19-18