BILL GARRETT, Davidson County
Trans:T20140079547 DEEDWARR
Recvd: 10/22/14 10:15 2 pgs
Fees:13.00 Taxes:481.00
20141022-0097336

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

WARRANTY DEED

Effective as of October 20th, 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, **Jennifer Cary Jallow f/k/a Jennifer L. Cary, a married woman**, 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 62, the Plan of WEMBLEY DOWNS, Section FOUR, R8 Residential P.U.D., as shown on plat of record in Plat Book 7900, Page 456, 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. 200212180156250 in the Register's Office of Davidson County, Tennessee. Mohamed Jallow, husband of Jennifer Cary Jallow, joins herein for the purpose of conveying any right, title, or interest he may have in said property by virtue of his marriage to Jennifer Cary Jallow and to consent to the transfer of the property.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 7900, Page 456; Declaration of Covenants, Conditions and Restrictions recorded in Book 8304, Page 623, amended in Book 8447, Page 633, and supplemented in Book 8587, Page 268, Book 8646, Page 529 and Book 8797, Page 915; Terms and provisions of the First Amendment to the By-Laws of Wembley Downs Homeowners Association, Inc. recorded in Book 9522, Page 349; Charter for the Wembley Downs Homeowners Association, Inc. in Book 8404, Page 718; Deed for Open Space to Wembley Downs Homeowners Association, Inc. in Book 8405, Page 408, all 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 Davidson Co. Tennessee on this 20 day of October, 2014.

GRANTOR:

Jennifer Cary Jallow

Mohamed Jallow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Jennifer Cary Jallow and Mohamed Jallow, 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 20 day of October, 2014.

Notary Public

S. BLAIR MEYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2018

My Commission Expires:

6/21/16

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 1204 Wembley Downs Drive Hermitage, TN 37076 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 064160C10700CO	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 $130,000.00. AFFIANT Subscribed and sworn to before me this 20th 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