NEW OWNER:

JEFF 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

8300 N. Mopac Expressway, Suite 200
Austin, TX 78746

FILE NO: 14-0920

Map 053 Group 09-0-B Parcel 099.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140083149 DEEDWARR
Recvd: 11/04/14 11:04 2 pgs
Fees:13.00 Taxes:530.95
20141104-0101738

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars ($143,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARIA I. BUENO** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JEFF 1, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 29 on the Plan of Cumberland Station at Wilson Camp, Section Three, and of record in Instrument No. 20031006-0146888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maria I. Bueno, by Special Warranty Deed from US Bank National Association as Trustee for RASC 2007-KS3, dated December 3, 2012, and of record Instrument No. 20130115-0004721, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1736 Cumberland Station Blvd., Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **October, 2014**.

MARIA I. BUENO

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARIA I. BUENO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 31st day of **October, 2014**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **143,500.00** .

AFFIANT

Sworn to and subscribed to before me 31st day of October, **2014**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16