WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084823 DEEDWARR
Recvd: 11/10/14 12:16 2 pgs
Fees:13.00 Taxes:436.60
20141110-0103597

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $118,000.00.

Affiant

Subscribed and sworn to before me this 28 day of October, 2014

My Commission Expires: September 21, 2015

Notary Public
My Commission expires:
(Affix Seal)

CRISTINA BOATWRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
JEFF 1, LLC	JEFF 1, LLC	164-49-0-A-034.00CO
5001 Plaza on the Lake, Suite 200	8300 N. Mopac Expressway #200	
Austin, TX 78746	Austin, Tx, 78759	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank Russell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JEFF 1, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 99 on the plan of Meadow Woods Subdivision, Section 2, of record in Instrument Number 20000309-0024168 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Russell, by Substitute Trustee's from Shapiro & Kirsch, LLP, as Substitute Trustee, on September 5, 2014, of record in Instrument Number 20140918-0085979, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 in the estimated amount of $1,129.00 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 164-16-0-A-034.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000309-0024168, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10666, page 748; Book 10788, page 10; Instrument Numbers 20000524-0051988; and 20010911-0098356, Register's Office for Davidson County, Tennessee.

This is improved property known as: **617 Big River Run, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 28, 2014.

Frank Russell by Brad Russell
Attorney in Fact

Frank Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Brandon Russell, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Frank Russell, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Frank Russell, the bargainor(s), by the said Brandon Russell, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of October, 2014.

NOTARY PUBLIC My Commission Expires: 7/6/15

