RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087209 DEEDWARR
Recvd: 11/19/14 12:52 2 pgs
Fees:13.00 Taxes:74.00
20141119-0106689

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2014.

NOTARY PUBLIC

My commission expires: 1/11/2017

SHANEKA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires January 11, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cripple Creek Properties, LLC P.O. Box 90750 Nashville, TN 37209-0750	Same address as new owner	081-11-0-603.00

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and 00/100 Dollars ($20,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OLIVIA E. JEFFRIES, BY AND THROUGH HER ATTORNEY IN FACT, JESSIE CLINARD,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CRIPPLE CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 309-B Zone Lot Division of Lots 308 and 309 on the Plan of Harding Subdivision, as of record in Book 6200, Page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kwame D. Chavers by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated December 7, 1994 and recorded on December 14, 1994, of record in Official Records Book 9545, Page 624, in the Register's Office of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Olivia E. Jeffries by Quit Claim Deed from Kwame D. Chavers, dated February 17, 1994 and recorded on February 23, 1995, of record in Official Records Book 9602, Page 91, in the Office aforesaid.

The address of the herein described property is believed to be 1744 22nd Avenue North, Unit A, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of November, 2014.

Olivia E. Jeffries, by Jessie Clinard, attorney in fact

OLIVIA E. JEFFRIES, BY JESSIE CLINARD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of November, 2014 before me, appeared Jessie Clinard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Olivia E. Jeffries, and that said instrument was signed in behalf of the said Olivia E. Jeffries by herself as her attorney-in-fact pursuant to a validly executed Specific Power of Attorney of record in Instrument No. 20141119-0106688, in the Register's Office for Davidson County, Tennessee.

Witness my hand at office this the day and year above written.

Leslie Garside

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY