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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087203 DEEDWARR
Recvd: 11/19/14 12:31 2 pgs
Fees:13.00 Taxes:222.00
20141119-0106697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

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	050-14-0-156.00

FOR AND IN CONSIDERATION of the sum of Sixty Thousand and 00/100 Dollars ($60,000.00), 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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 336 on the Plan of Parkwood Estates, Section II, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Olivia E. Jeffries, unmarried, by Warranty Deed from David Lipscomb University dated September 30, 1997 and recorded October 6, 1997, of record in Book 10636, Page 34, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 3216 Wilmoth Court, Nashville, TN 37207, 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), their 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), their 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. 20141119-0106696, in the Register's Office for Davidson County, Tennessee.

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

Julie Garside

Notary Public

My commission expires: 12/23/2014

