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

BILL GARRETT, Davidson County
Trans:T20140090565 DEEDWARR
Recvd: 12/03/14 12:21 2 pgs
Fees:13.00 Taxes:647.50
20141203-0110871

WARRANTY DEED

Effective as of December 1, 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, **Daphne Berdley n/k/a Daphne Hagan**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **PREP 6, 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:

> Land in Davidson County, Tennessee, being Lot No. 226, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2 of record in Instrument No. 20080205-0012163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

This real property being all or part of the property conveyed to Grantor by deed of record in Book 20081103-0109091 in the Register's Office of Davidson County, Tennessee. **Cedric Hagan** joins herein for the sole purpose of surrendering any and all right, title and interest he may have acquired in the within named property by virtue of his marriage to Daphne Berdley, and to acknowledge and approve the conveyance.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Instrument No. 20080205-0012163, Page 633, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record 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 E. Point, ~~Tennessee~~ Georgia on this 1st day of December, 2014.

GRANTOR:

Daphne Hagan

Cedric Hagan

STATE OF Georgia
COUNTY OF Fulton

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Daphne Hagan and Cedric Hagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2014.

Notary Public

My Commission Expires:
11/26/2018

JASON KAUFFMANN NOTARY PUBLIC COBB COUNTY GA Exp. November 26, 2018

New Owner Name and Address: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 508 Cato Ridge Court Nashville, TN 37218 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 058090A23900CO Return to: Summit Title & Escrow, LLC 6465 Quail Hollow Rd. #103 Memphis, TN 38120 (901) 881-8600	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 $175,000.00. AFFIANT Subscribed and sworn to before me this 1st day of December, 2014. NOTARY PUBLIC CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires Commission expires: **September 21, 2015**