Davidson County DEEDQC
Recvd: 04/06/16 10:35 11 pgs
Fees:57.00 Taxes:0.00
20160406-0032899

Prepared By:
Seth M. McNamee, Esq.
The McNamee Firm, P.C.
6465 Quail Hollow Rd, Suite 103
Memphis, TN 38120
(901) 758-1051

Return to:
Karen McConnell
Main Street Renewal, LLC
8300 N. Mopac Expressway, Suite 200
Austin, TX 78759
(512) 851-8911

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JEFF 1, LLC (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto US SFE ASSET COMPANY 1, LLC, (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

See Exhibit "A" attached hereto.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

This deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 19 day of February, 2016.

GRANTOR:

JEFF 1, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: Kim Magel
Kim Magel
Its: Vice President – Control Management

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Kim Magel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Vice President – Control Management of **Main Street Renewal LLC**, which is the Authorized Signor of the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of February, 2016.

Notary Public

My commission expires: 7/31/2017

MELODY CENNO
Notary Public, State of Texas
Comm. Expires 07-31-2017
Notary ID 4994750

VALUE AFFIDAVIT

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 Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me this the 25 day of February, 2016.

Notary Public

My Commission Expires: _____

JAMES F DUGGAN
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
MAY 7 2016

Property Addresses: See Exhibit "A"

Name and Address of Grantee,
and Mail Tax Bills to: US SFE ASSET COMPANY 1, LLC
c/o Main Street Renewal, LLC
8300 N. Mopac Expressway, Suite 200
Austin, TX 78759

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip Code	County
1	AM-454493	5113 COUNTRYSIDE DR	ANTIOCH	TN	37013	DAVIDSON
2	AM-464565	3125 STONEYBROOK CIRCLE	ANTIOCH	TN	37013	DAVIDSON
3	AM-478803	208 NEW TOWNE CT	ANTIOCH	TN	37013	DAVIDSON
4	AM-506111	1440 HUNTERS BRANCH RD	ANTIOCH	TN	37013	DAVIDSON
5	AM-682812	1504 CHESTNUT OAK DR	ANTIOCH	TN	37013	DAVIDSON
6	AM-418121	1713 BIRDSONG CHASE	ANTIOCH	TN	37013	DAVIDSON
7	AM-435203	312 OAK HIGHLAND CT	ANTIOCH	TN	37013	DAVIDSON
8	AM-455054	3225 CAIN HARBOR DR	NASHVILLE	TN	37214	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS:	5113 COUNTRYSIDE DR, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-454493
TAX PARCEL ID/APN:	149 10 0 119.00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LOT 2, PEBBLE TRAIL ADDITION SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 20011211-0136419, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED IN 201409300089765 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM JOHN FARMER AND SUSAN FARMER, JOINT TENANTS TO JEFF 1, LLC BY DEED RECORDED ON 09/30/2014, IN INSTRUMENT NUMBER 2014093000897, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS:	3125 STONEYBROOK CIRCLE, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-464565
TAX PARCEL ID/APN:	150 07 0 036.00

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS BEING LOT NO. 46, SECTION ONE, ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY OF RECORD IN PLAT BOOK 5200, PAGES 55 AND 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A SPECIAL WARRANTY DEED RECORDED IN 20140905-0081531 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, GREENPOINT MORTGAGE FUNDING TRUST 2005- AR4, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-AR4 TO JEFF 1, LLC BY DEED RECORDED ON 09/05/2014, IN INSTRUMENT NUMBER 20140905-0081531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-3

STREET ADDRESS:	208 NEW TOWNE CT, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-478803
TAX PARCEL ID/APN:	150 07 0 057.00

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 66 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 1 OF RECORD IN PLAT BOOK 5200, PAGE 55 AND 56. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED IN 20140918-0085969 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM GUYONNA ARIMITURE BAILEY-HOSKINS AND ALVIN EUGENE HOSKINS, A MARRIED COUPLE TO JEFF 1, LLC BY DEED RECORDED ON 09/18/2014, IN INSTRUMENT NUMBER 20140918-0085969, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-4

STREET ADDRESS:	1440 HUNTERS BRANCH RD, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-506111
TAX PARCEL ID/APN:	172 08 0A 078.00

LOT 78, PLAN OF SECTION TWO-A, HUNTERS BRANCH, AS SHOWN ON PLAT OF RECORD IN BOOK 6250, PAGE 819, AND AMENDED IN BOOK 6815, PAGE 77, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM SALEEM ISMAILI AND WIFE, FATIMA ISMAILI TO JEFF 1, LLC BY DEED RECORDED ON 10/07/2014, IN INSTRUMENT NUMBER 20141007-0092913, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-5

STREET ADDRESS:	1504 CHESTNUT OAK DR, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-682812
TAX PARCEL ID/APN:	164 16 0A 095.00

BEING LOT NO. 59, ON THE PLAN OF SECTION 4, MEADOW WOODS, OF RECORD AT INSTRUMENT NO. 20010605-0058115 AND REPLAT AT INSTRUMENT NO. 20040324-0033105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM EPH 2 ASSETS, LLC TO JEFF 1, LLC BY DEED RECORDED ON 05/22/2015, IN INSTRUMENT NUMBER 20150522-0047595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-6

STREET ADDRESS:	1713 BIRDSONG CHASE, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-418121
TAX PARCEL ID/APN:	164 16 0A 089.00

LOT 53, ON THE PLAN OF SECTION FOUR, MEADOW WOODS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010605-0058115, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM TIMOTHY J. DAVISON AND ERIN K. DAVISON, HUSBAND AND WIFE TO JEFF 1, LLC BY DEED RECORDED ON 06/27/2014, IN INSTRUMENT NUMBER 20140627/0056670, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-7

STREET ADDRESS:	312 OAK HIGHLAND CT, ANTIOCH, TN, 37013
COUNTY:	DAVIDSON
CLIENT CODE:	AM-435203
TAX PARCEL ID/APN:	173 04 0A 053.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 53 ON THE PLAN OF OAK HIGHLANDS, PHASE 1, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGES 431-435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED IN 20141003-0091385 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM PAMELA S. SEXTON, AN UNMARRIED WOMAN TO JEFF 1, LLC BY DEED RECORDED ON 10/03/2014, IN INSTRUMENT NUMBER 201410030091385, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-8

STREET ADDRESS:	3225 CAIN HARBOR DR, NASHVILLE, TN, 37214
COUNTY:	DAVIDSON
CLIENT CODE:	AM-455054
TAX PARCEL ID/APN:	062 02 0A 261.00

LOT 253 ON THE PLAN OF RIVER TRACE ESTATES, PHASE 1, SECTIONS 4 AND 5, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN BOOK 9700, PAGE 409, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM ROBERT S. PETTY AND WIFE, NADINE PETTY, OWNING A ONE-HALF UNDIVIDED INTEREST AND MITCHELL C. WELD, TRUSTEE OF THE REVOCABLE TRUST OF MITCHELL C. WELD U/A/D TO JEFF 1, LLC BY DEED RECORDED ON 08/04/2014, IN INSTRUMENT NUMBER 20140808-0071810, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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Certificate of Authenticity

I, Jennifer Slifkin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Brenda Jeanne Young, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

BRENDA JEANNE YOUNG NOTARY PUBLIC PICKENS COUNTY, GA Exp. Jan. 26, 2018