WARRANTY DEED

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 07/14/16 08:55 3 pgs
Fees:18.00 Taxes:581.27
20160714-0072066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JEFF 1, LLC	JEFF 1, LLC	05316024800
(NAME)	(NAME)	
5001 Plaza On The Lake, # 200	8300 N. Mopac Expressway # 200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIFFANY ST. JOHN AND HUSBAND, CHAD ST. JOHN by and through their Attorney-in-Fact, Jennifer Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF 1, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 29 on the Plan of STONE HEDGE, SECTION 3, as shown by plat of record in Plat Book 9700, Page 219, amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to Tiffany St. John and Chad St. John, wife and husband by Warranty Deed from Viola R. Austin, unmarried, which deed is dated June 18, 2008 and recorded as Instrument No. 20080620-0063721, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF STONEHEDGE, SECTION 3, OF RECORD IN PLAT BOOK 9700, PAGE 219 AND AMENDED IN BOOK 10159, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD.

Durable, Specific Power of Attorney executed by Tiffany St. John of record in the Register's Office for Davidson County, Tennessee as Instrument No. **20160714-0072064**.

Durable, Specific Power of Attorney executed by Chad St. John of record in the Register's Office for Davidson County, Tennessee as Instrument No. **20160714-0072065**.

unimproved ☐

This is improved ☑ property, known as 825 Stone Hedge Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this 6th day of July, 2016.

Tiffany St. John

Chad St. John

By: Jennifer Smith AIF
Jennifer Smith
Attorney in Fact

By Jennifer Smith
Jennifer Smith AIF
Attorney-in-Fact

State of Tennessee
County of Davidson

On this the 6th day of July, 2016, before me personally appeared **Jennifer Smith,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Chad St. John,** and acknowledged that she executed the same as the free act and deed of the said **Chad St. John.**

*Witness my hand and official seal at office at Goodlettsville, T*ennessee, this the 6th day of July, 2016.

My commission expires:
~~01/09/2018~~ 11-5-19

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this the 6th day of July, 2016, before me personally appeared **Jennifer Smith,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Tiffany St. John,** and acknowledged that she executed the same as the free act and deed of the said **Tiffany St. John.**

*Witness my hand and official seal at office at Goodlettsville, T*ennessee, this the 6th day of July, 2016.

My commission expires:
~~01/09/2018~~ 11-5-19

Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return to:

Summit Title & Escrow LLC

6465 Qual Hollow Road, # 103

Memphis, TN 38120

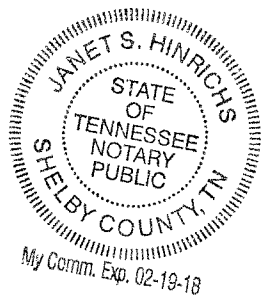
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, a notary public for this county and state, Timothy D. Wardlow 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)