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

Davidson County DEEDWARR
Recvd: 07/29/16 14:14 3 pgs
Fees:18.00 Taxes:565.73
20160729-0078477

WARRANTY DEED

Effective as of **July 22, 2016**, 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, **Joneashia C. Allen, now known as Joneashia L. Springer**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, 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:

> Lot 201, PEPPERTREE FOREST, SECTION 19, as shown on plat of record in Plat Book 7900, Page 783, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. **20080627-0066769** in the Register's Office of Davidson County, Tennessee. Orlando Markel Springer, her husband, joins herein for the purpose of conveying any right, title, or interest he may have in said property by virtue of his marriage to Joneashia L. Springer and to consent to the transfer of the property.

This property is being conveyed subject to Restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page 783; Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7982, Page 736, Book 9157, Page 711, Book 9287, Page 698, Book 6455, Page 801 and Book 6664, Page 162 and Deed Restrictions recorded at Instrument No. 20080627-0066769; Terms and provisions of by-Laws recorded in Book 8757, Page 623; Charter of Peppertree Forest Homeowners Association, Inc. recorded in Book 8757, Page 639; all 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 DAVIDSON, Tennessee on this 22 day of July, 2016.

GRANTORS

Joneashia L. Springer

Orlando Markel Springer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Joneashia L. Springer and Orlando Markel Springer** 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 of her own free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22 day of July, 2016.

Dwight Thomas Jr.
Notary Public

DWIGHT THOMAS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires February 28, 2017

My Commission Expires:
February 28, 2017

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 1908 Treeview Court Antioch, TN 37013 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 176-02-0-058-00	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 $152,900.00. AFFIANT 25th Subscribed and sworn to before me this day of July, 2016. NOTARY PUBLIC Commission expires:

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

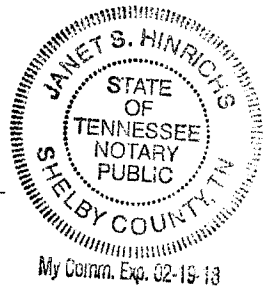
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)