Davidson County DEEDWARR
Recvd: 07/29/16 14:15 3 pgs
Fees:18.00 Taxes:695.60
20160729-0078478

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, Tennessee 38120
(901) 881-8600

WARRANTY DEED

Effective as of **July 21, 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, **Jamel M. Hutton, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot Number 87 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument No. 20050707-0078328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all or part of the property conveyed to Grantor by deed of record in **Instrument No. 20140723-0065341** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown in Instrument No. 20050707-0078328; Declaration of Covenants, Conditions and Restrictions recorded in Book 11527, Page 304 amended in Instrument No. 20050318-002990; Charter for Woods at Neeley's Bend Homeowners Association, Inc; By-Laws for Woods at Neeley's Bend Homeowners Association, Inc. of record in Book 11527, Page 356; Sanitary Sewer/Storm Drainage Eaement of record in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467, Book 11213, Page 470; Stormwater Detention Agreement of record in Instrument No. 20030313-0033942; Plat/Plan of record in Book 974, Page 26; Easement recorded in Book 894, Page 320 and Book 972, Page 465; Plan of Nawaka Trail of record in Plat Book 843, Page 37; all of record in the Register's Office of **Davidson County, Tennessee**; and **2016 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 county, Tennessee on this 20 day of July, 2016.

GRANTOR:

Jamel M. Hutton

Jamel M. Hutton

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jamel M. Hutton,** 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, at office in State and county Stated above, this 20 day of July, 2016.

Notary Public

ALLISON MALLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 04-24-2018

My Commission Expires:
4/24/18

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1685 Comanche Run Madison, TN 37115 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin. TX 78759 Parcel I.D. Numbers: 053-14-0A-076.00	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 $188,000.00. AFFIANT Subscribed and sworn to before me this 21st day of July, 2016. NOTARY PUBLIC Commission expires:

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

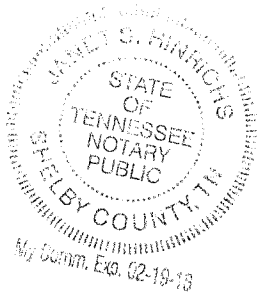
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)