State of TN
County of Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $155,100.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 15th day of July, 2016.

Notary Public
My Commission Expires: (Affix Seal)

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

Davidson County DEEDWARRSP
Recvd: 07/29/16 14:16 4 pgs
Fees:23.00 Taxes:573.87
20160729-0078479

TN-16060021A

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
JEFF 1, LLC 8300 N. Mopac Expressway, #200 Austin, TX 78759	4604 Conway Ct Old Hickory, TN 37138	JEFF 1, LLC 8300 N. Mopac Expressway, #200 Austin, TX 78759

MAP PARCEL NO.: 064 13 0B 129.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

LPP MORTGAGE LTD

Whose Address is 6000 Legacy Drive, Plano, TX 75024

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

JEFF 1, LLC

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2016 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, LPP MORTGAGE LTD, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Said, LPP MORTGAGE LTD, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 20 day of June, 2016.

LPP MORTGAGE LTD

Kent Twitchell, as attorney in fact for LPP MORTGAGE LTD

By: _____
Printed Name: Kent Twitchell
Title: Senior Vice President of CLMG Corp., as attorney in fact for LPP MORTGAGE LTD

State of Texas

County of Collin

On this 20 day of June, 2016, before me personally appeared Kent Twitchell, Senior Vice President of CLMG Corp., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of LPP Mortgage Ltd and acknowledged that he/she executed the same as the free act and deed of the said LPP Mortgage Ltd.

WITNESS my hand, at office, this 20 day of June, 2016.

_____
Notary Public

My Commission Expires: 2-1-18

MANUEL JOE RAMOS
Notary Public, State of Texas
Comm. Expires 02-01-2018
Notary ID 12816205-8

4604 Conway Ct

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20, Phase III, Revision Conway Court, as shown on plat of record in Plat Book 790, Page 689, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to LPP Mortgage LTD, herein, by Substitute Trustee's Deed of record as Instrument No. 20160406-0032888 in the Register's Office for Davidson County, Tennessee.

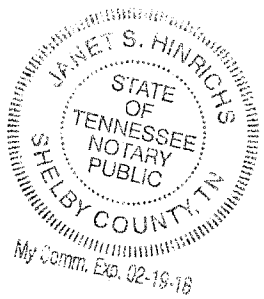
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)