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

Davidson County DEEDWARR
Recvd: 08/18/16 12:29 3 pgs
Fees:18.00 Taxes:478.78
20160818-0086410

WARRANTY DEED

Effective as of **August 11, 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 **NPM, INC.** 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:

Being Lot 16, Plan of Central Valley Forest, as shown on plat of record in Plat Book 5800, Page 72, 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. **20160713-0071886** in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CENTRAL VALLEY FOREST, as recorded in Plat Book 5800, Page 72; declaration of covenants, conditions and restrictions recorded in Book 5903, Page 660; 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 Wilson County, State of Tennessee on this 10th day of **August, 2016**.

GRANTOR:

NPM, INC

By: Berlon Dwayne Roberts
Berlon Dwayne Roberts, President

STATE OF Tennessee
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Berlon Dwayne Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the officer authorized to execute the instrument for NPM, INC, a corporation, the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on August 10th, 2016.

Notary Public

GERALD E. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5-8-2017

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 4332 Central Valley Dr. Hermitage, TN 37076 Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: **087 13 0 035.00**	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 **$129, 400.00**. AFFIANT Subscribed and sworn to before me this 11th day of **August, 2016**. NOTARY PUBLIC Commission expires: PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-18-19

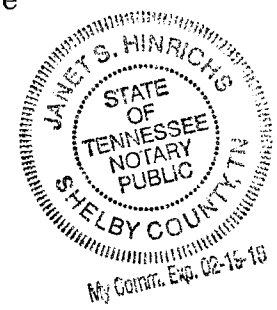
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)