FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,700.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 18, 2016.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Davidson County DEEDWARR
Recvd: 08/26/16 10:41 3 pgs
Fees:18.00 Taxes:624.19
20160826-0089476

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0343**

ADDRESS NEW OWNER(S) AS FOLLOWS: **JEFF 1, LLC**	SEND TAX BILLS TO: **JEFF 1, LLC**	**052-13-0B-346.00**
(NAME) **5001 Plaza On The Lake, #200**	(NAME) **8300 N. Mopac Expressway, #200**	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sonia Wilson, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF 1, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 27 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of record in Instrument No. 20040713-0083147, Register's Office for said County.

Being the same property conveyed to Sonia Wilson, a single woman by Warranty Deed from David Burke Fish, and his wife, Kelly Buckles Fish, tenants by the entireties, filed for record on December 18, 2008 at Instrument Number 20081218-0121298, said Register's Office.

Sonia Wilson has since married Tim McClain and she goes by Sonia Wilson McClain.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2626 River Meade Way, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **August, 2016**.

Sonia Wilson McClain, aka Sonia Wilson

Tim McClain

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Sonia Wilson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **August, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

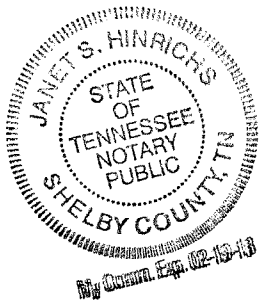
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)