WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007112 DEEDWARR
Recvd: 01/25/17 10:16 2 pgs
Fees:13.00 Taxes:1065.60
20170125-0008051

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $288,000.00

Affiant

Subscribed and sworn to before me this 23 day of January, 2017

Notary Public
My Commission expires: 3-6-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
JDA Sooner, LLC and NAF, LLC	SAME	082-04-0-209.00
1209 Kinney Ave., Unit 1		
Austin, TX 78704		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert H. Braswell**, a married man, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **JDA Sooner, LLC, a Texas limited liability company, with a 50% undivided interest and NAF, LLC, a Tennessee limited liability company, with a 50% undivided interest**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the West 60 feet of Lots Nos. 8 and 9 on the Plan of Thornby Place which is of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Braswell, a married man by deed from Williams W. Smith, a married person, and Jackie Smith, a married person, and Wanda Burchette, a married person; and Terry Parker, a married person, and Sherry Parker, a married person on October 18, 2016, of record in Instrument Number 20170111-0003420, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 3, Register's Office Davidson County, Tennessee.

This is improved property known as: **896 Sharpe Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 23, 2017.

Robert H. Braswell
Robert H. Braswell

* The ownership interest for NAF, LLC is held in Series A, a separate Series of NAF, LLC, a Tennessee Series limited liability company.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert H. Braswell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 23, 2017

My commission expires 7/8/20

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY