Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Bill Garrett Davidson County
Batch# 2528 DEEDWARR
09/20/2017 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20170920-0096252

WARRANTY DEED

Effective as of **September 07, 2017,** 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, **Tonia Laster and James E. Laster, Jr.,** 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:

Lot 6, SECTION THREE, WINDHAVEN SHORES, as shown on plat of record in Instrument No. 20041214-0148382, 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 in Instrument No. **20100803-0060922** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband, **James E. Laster, Jr.**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in 20041214-0148382; declaration of covenants, conditions and restrictions recorded in Instrument No. 20030219-0021585; easement for agreement for dedication of easement for water mains and appurtenances, recorded in Book 8149, Page 895; stormwater detention agreement of record at Instrument Nos. 20020603-0066392 and 20030218-0020742; Tennessee valley authority easement and restriction of record at Book 2590, Page 263; terms and provisions of by-Laws of Windhaven Shores Owners Association, Inc. recorded in Instrument No. 20030219-0021586; charter on Windhaven Shores Owners Association, Inc. of record at Instrument No. 20030228-0026797; Quit Claim for dedication of common area of record at Instrument No. 20060724-0088808, re-recorded at Instrument No. 20061204-0148906; all of record in the Register's Office of **Davidson County**, Tennessee; and and **Davidson County**, city 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, State of Tennessee on this 6th day of September, 2017.

GRANTORS:

Tonia Laster

James E. Laster, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Tonia Laster and James E. Laster, Jr.**, 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 Davidson **County**, Tennessee this 6th day of September, 2017.

CLAYTON BINGAMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public

My Commission Expires:
11/03/2020

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **3020 Beachmist Way** **Nashville, TN 37013** Mail tax bills to: JEFF 1, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: **150-16-0A-102.00**	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 **$220,000.00.** AFFIANT Subscribed and sworn to before me this 7th day of September, 2017. 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, R. Alan Alsobrook, 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

R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-19

MY COMMISSION EXPIRES: 3/19/19

Notary's Seal (If on paper)