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# 19405 DEEDWARR
10/30/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $740.37
20171030-0111086

WARRANTY DEED

Effective as of **October 18, 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, **Citizens National Bank, NA,** 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 125, SECTION ONE, THE PRESERVE AT OLD HICKORY, as shown on plat of record in Instrument No. 20060824-0104545, 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 Trustee Deed at Instrument No. 20170428-0041943 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and as recorded in Plat Book Instrument No. 20060824-0104545; Restrictions recorded in Instrument No. 20060824-0104548 and in 20061208-0152023; Easement for utilities, recorded in Book 2346, Page 378 and Book 4425, Page 582; Easement for pipeline, recorded in Book 3570, Page 13; Book 3571, Page 599; Book 3616, Page 453; 4542, Page 131; Easement in Book 4453, Page 154; Easement No. 3 99-0069, recorded in Book 11335, Page 609; easement for Judgment adding to Taking at Civil Action No. 3 99-0069, recorded in Instrument No. 20021017-0127752; easement recorded in Instrument No. 20041103-0132562, Easement for utilities, recorded in Instrument No. 20061013-0127208 all of record in the Register's Office of Davidson County, Tennessee; and 2018 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 Bossier County, State of ~~Tennessee~~ Louisiana on this 18 day of October, 2017.

GRANTOR:

Citizens National Bank NA

By: _____

Print Name: MARK P. JOHNSON

Its: Authorized signor

STATE OF ~~TENNESSEE~~ Louisiana

COUNTY OF Bossier

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Mark Johnson, 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 authorized signor to execute the instrument for Citizens National Bank, NA, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on October 18, 2017.

_____
Notary Public

NANCY RICHARDSON
BOSSIER PARISH, LA
ID # 065133
My Commission is For Life

My Commission Expires:

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 5068 Preserve Blvd Nashville, TN 37013 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 175-06-0A-071.00	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 $200,100.00 _____ AFFIANT Subscribed and sworn to before me this 19th day of October, 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, Pamela Oppenhuizen, 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

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

My Comm. Exp. 08/19/19

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)