RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179637

WARRANTY DEED

Bill Garrett Davidson County
Batch# 19405 DEEDWARR
10/30/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20171030-0111089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF 1, LLC **5001 Plaza On The Lake, #200** **Austin, TX 78746** **Phone: (512) 851-8911**	**JEFF 1, LLC** **5001 Plaza On The Lake, #200** **Austin, TX 78746Phone: (512) 851-8911**	150 11 0 326.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MIKHAEL ISKANDER, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JEFF 1, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 138 on the plan of Lake Town Park Section Seven, of record in Book 7900, page 402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mikhael Iskander, by Special Warranty Deed from Household Financial Center, Inc., dated 1/2/2008, recorded 1/31/2008, of record in Instrument #20080131-0009790, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3509 Lake Towne Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of October, 2017.

mikhael iskander
MIKHAEL ISKANDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mikhael Iskander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of October, 2017.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)



My Comm. Exp. 03-19-19