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# 25144 DEEDWARR
11/13/2017 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $638.25
20171113-0116469

WARRANTY DEED

Effective as of **October 30, 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, **Marcus Bell and Lana Jo Bell, husband and wife,** 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 53, JAMESTOWN ESTATES, SECTION 2, as shown on plat of record in Plat Book 6900, Page 865, 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 Quit Claim deed of record in Instrument No. **10524/455** 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 recorded Plat Book 6900, Page 865; Restrictions as set forth in RESTRICTIVE COVENANT recorded in Book 7476, Page 643, as restated in Book 7502, Page 11 and amended in Book 8149, Page 337; No coverage is provided as to the amount of acreage or square footage of the land; 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 Wilson County, State of Tennessee on this 27th day of October, 2017.

GRANTORS:

Marcus Bell

Lana Jo Bell

STATE OF Tennessee
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Marcus Bell and Lana Jo Bell,** 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 State and County named herein on this 27th day of October, 2017.

Regina Franklin
Notary Public

REGINA FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1-13-2021

New Owner Name and Address to: **JEFF 1, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3713 Lipton Place Antioch, TN 37013 Mail tax bills to: **JEFF 1, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 15014004800	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 **$172,500.00** AFFIANT Subscribed and sworn to before me this 30th 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, 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)

