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

Bill Garrett Davidson County
Batch# 76791 DEEDWARR
04/06/2018 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20180406-0032326

# WARRANTY DEED

Effective as of **March 22, 2018**, 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, **Jeffrey A. Gatscher and Connie C. Gatscher, husband and wife,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, 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:

Land situated in the County of Davidson in the State of Tennessee, Being Lot No. 84 on the Plan of Section 2A, Stone Creek Park, of record in P.U.D. Boundary Book 9700, Page 266, amended in Book 9700, Page 669, Register's Office for said county, to which plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20171020-0107481, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 669 and Book 9700, Page 266; Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365 and Book 10953, Page 804; the Charter for Stone Creek Part Homeowners Association, Inc. of record in Book 10324, Page 358; and Easements recorded in Book 6068, Page 119; Book 6218, Page 199; Book 10487, Page 632 and in Book 10716, Page 596; 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 Davidson County, State of Tennessee, on this 20th day of March, 2018.

**GRANTORS:**

Jeffrey A. Gatscher

Connie C. Gatscher

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Jeffrey A. Gatscher and Connie C. Gatscher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/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 20th day of March, 2018.

KAILEEN SALIT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
3·12·19

| | |
|---|---|
| New Owner Name and Address to:<br>MESA VERDE ASSETS, LLC<br>5001 Plaza On the Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>7000 Stone Run Drive<br>Nashville, TN 37211<br><br>Mail tax bills to:<br>MESA VERDE ASSETS, LLC<br>5001 Plaza On the Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Number:<br>180-03-0A-063.00-C | 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 **$374,900.00.**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 22nd day of March, 2018.<br><br>NOTARY PUBLIC<br><br>Commission expires: |

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-19

I, Seth McNamee, 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, Timothy D. Wardlow, a notary public for this county and state, Seth McNamee 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: 06-21-2020

Notary's Seal (If on paper)

