Bill Garrett Davidson County
Batch# 90611 DEEDWARR
05/10/2018 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20180510-0044701

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

WARRANTY DEED

Effective as of **April 20, 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, **Cristian Ionita and Carmen Ionita, 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:

Being Lot 4 on the Plat of Centex at Concord, Phase I, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20080729-0077312** 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 Instrument No. 20051011-0122364; declaration of covenants, conditions and restrictions recorded in Instrument No. 20050914-0110829 being amended at Instrument No. 20061228-0160254; Restrictions for The Hills at Concord Place recorded at First Instrument No. 20051027-0130022, Second Instrument No. 20071129-0138688, Third Instrument No. 20071226-0147287, Fourth Instrument No. 20080627-0066661, Fifth Instrument No. 20090528-0048902, Sixth Instrument No. 20090528-0048903 and Seventh Instrument No. 20090731-0071986; Subject to Memorandum of Option recorded at Instrument No. 20070423-0047758; Restrictions for Centex at Concord known as The Hills at Concord Place recorded at Instrument No. 20060317-00309853; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2018 Davidson County**, city of 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 18th day of April, 2018.

GRANTORS:

Cristian Ionita

Carmen Ionita

STATE OF TENNESSEE
COUNTY OF WILSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Cristian Ionita and Carmen Ionita,** 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 18th day of April, 2018.

Notary Public

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

My Commission Expires:
02/10/2021

New Owner Name and Address to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **7295 Autumn Crossing Way** **Brentwood, TN 37027** Mail tax bills to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **181-10-0B-004.00-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 **$355,000.00.** AFFIANT Subscribed and sworn to before me this 20th day of April, 2018. 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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

