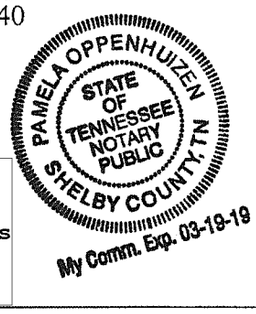
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24729



Bill Garrett Davidson County
Batch# 95438 DEEDWARR
05/22/2018 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20180522-0048952

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 337,000.00

Karri S Chapman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	MAP
5001 Plaza On The Lake #200	5001 Plaza On The Lake #200	PARCEL 155-08-0A-057.00-CO
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Peggy Hoyal, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Plan of Subdivision, Phase 1, Poplar Creek Estates of record in Plat Book 6250, Page 647, in the Register's Office for Davidson County.

Said Lot No. 57 fronts 83.15 feet on the Southwesterly margin of Poplar Creek Trace and extends back 137.56 feet on the Northwesterly line and 134.81 feet on the Southeasterly line to a dead line in the rear, measuring 67.13 feet thereon.

Being the same property conveyed to James Andrew Hoyal and spouse, Peggy F. Hoyal by Warranty deed from John J. Miller and spouse, Kim Miller of record in Book 8691, page 179, Register's Office for Davidson County, Tennessee, dated July 31, 1992 and recorded on August 03, 1992. The said James Andrew Hoyal having since died on September 17, 2014. Durable General Power of Attorney for Peggy F. Hoyal in Instrument No. 20180518-0047853, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **7121 Poplar Creek Trace, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 ~~my~~ hand(s) this the 18th day of May, 2018.

Peggy Hoyal by Anne H. Ridley, Attorney-in-Fact

Peggy Hoyal by Anne H. Ridley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne H. Ridley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Peggy Hoyal**, as her Attorney in Fact, as the free act and deed of the within named **Peggy Hoyal**.

Witness my hand and official seal this the 18th day of May, 2018.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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. 03-19-19

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)