THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415990**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Karri S Chapman Affiant Subscribed and sworn to before me, this22nd day of May, 2018. Notary Public My Commission Expires: 3/19/19

R. ALAN ALSOBROOK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN My Comm. Exp. 03-19-19

Bill Garrett Davidson County
Batch# 96095 DEEDWARR
05/23/2018 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20180523-0049556

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MESA VERDE ASSETS, LLC. 5001 Plaza On The Lake, #200 Austin, TX 78746	MESA VERDE ASSETS, LLC. 5001 Plaza On The Lake, #200 Austin, TX 78746	Tax Parcel ID No. 126150A33700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S. Ryan Arthur and Savannah Arthur, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MESA VERDE ASSETS, LLC.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way of record in Instrument Number 20040806-0094780, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to S. Ryan Arthur and Savannah Arthur, husband and wife by Warranty Deed from Shawn H. Damirian and Mojgan Takandi, husband and wife, recorded on the 20th day of December, 2013 in Instrument No. 20131220-0128706, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 8, PHASE 2, BOONE TRACE, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, as recorded in Instrument No. 20040806-0094780 and Boundary Plat recorded in Plat Book 6900, Page 470.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817 and Instrument No. 20010717-0075902.

Charter of Boone Trace Homeowners Association recorded in Book 9607, Page 534.

Easement for Public Utilities, recorded in Instrument Nos. 20040204-0013636, 20040406-0038745 and 20150826-0086305.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155375 .

Conveyance of open space recorded at Instrument No. 20070918-0111770.

This is improved property located at 8488 Beautiful Valley Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2018.

S. Ryan Arthur

Savannah Arthur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, S. Ryan Arthur and Savannah Arthur, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

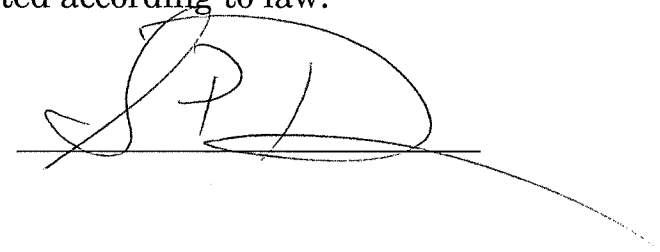
Witness my hand, at office, this 22nd day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

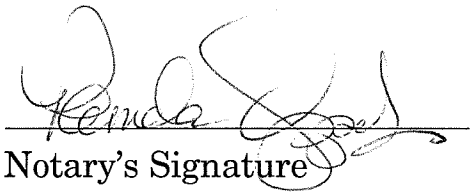
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Susan P. Davis, 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)

