Bill Garrett Davidson County
Batch# 96727 DEEDWARR
05/25/2018 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180525-0050115

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 **May 23, 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, **Ryan McMullen and Denise McMullen, 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:

Lot 595, PARKVIEW AT RIVERWALK, PHASE 2, as shown on plat of record in Instrument No. 20061101-0135728, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20160516-0048360 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. 20061101-0135728; and declaration of covenants, conditions and restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136991 and 20061214-0154502; and easements recorded in Book 751, page 375; Book 787, page 7; Book 4205, page 194; Book 4226, page 715; Book 4257, page 647; Book 4230, page 987; Book 7526, page 315; Book 7526, page 318; Book 7526, page 324; Book 7601, page 404 and in Instrument Nos. 20040826-0103240, 20040812-0097619, 20040318-0030734, 20021125-0145984, 20021119-0143687, 20010919-0101280, 20010919-0101279 and 20010706-0072536 in the Register's Office of Davidson County, Tennessee all of record in the Register's Office of **Davidson County**, Tennessee; and **2018 Davidson County** 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 Sumner County, State of Tennessee on this 22nd day of May, 2018.

GRANTORS:

Ryan McMullen

Ryan McMullen

Denise McMullen

Denise McMullen

STATE OF Tennessee
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Ryan McMullen and Denise McMullen,** 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 22nd day of May, 2018.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie

Notary Public

My Commission Expires:

9.22.20

New Owner Name and Address to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **1508 Bending River Dr.** **Nashville, TN 37221** Mail tax bills to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **126-16-0A-685.00-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 **$300,000** AFFIANT Subscribed and sworn to before me this 22 day of May, 2018. NOTARY PUBLIC Commission expires: 3/19/19 R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-19

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

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)