PREPARED BY ~~XXXXXXXXXXXXXXXXXX~~

Wilkins & Ivey, Attys.

RETURN TO:
Summit Title and Escrow, LLC
7500 Corporate Drive
Germantown, TN 38138

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 119664 DEEDWARR
07/24/2018 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.77
20180724-0072091

W & I Ref: (DM) Title No.: 60014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
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 MAP PARCEL NUMBERS: 155030B01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$322,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Hollahan and wife, and Kimberly Hollahan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MESA VERDE ASSETS, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of River Park Estates of record in Book 6250, pages 658 and 659, amended by Surveyor's Certificate of correction of record in Book 6785, page 427 and by amendment of record in Book 6830, page 806, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Hollahan and wife, Kimberly Hollahan by Warranty Deed from Warren Lee Pedigo and wife, Celia M. Pedigo, dated July 11, 2005 and recorded on July 13, 2005 of record in Instrument No. 20050713-0081369, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, pages 658 and 659, amended by Surveyor's Certificate of correction of record in Book 6785, page 427 and by amendment of record in Book 6830, page 806, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 600, Book 6980, page 375, Book 6980, page 377, Book 7155, page 844, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7408 River Park Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of July, 2018.

Christopher Hollahan

Kimberly Hollahan

State of Tennessee

County of Davidson

On this 19th day of July, 2018, before me the undersigned authority, personally appeared Christopher Hollahan and Kimberly Hollahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $322,100.00.

Affiant

Sworn and subscribed before me this 19th day of July, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 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)

