Bill Garrett Davidson County
Batch# 122232 DEEDWARR
07/30/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20180730-0074023

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616722

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Judy Linhoss
Affiant

Subscribed and sworn to before me, this 24th day of July, 2018.

Notary Public
My Commission Expires: 3/19/19

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. 181-10-0A-161.00

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, **Jodi L Spoon, an unmarried person** ("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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being Lot Number 415 on the Plan of Final Plat, PHASE FOUR, AUTUMN OAKS SUBDIVISION of record in Instrument Number 20020523-0062993, Surveyor's Certificate of Correction or record in Instrument Number 20030110-0004664, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jodi L. Spoon, an unmarried woman by Warranty Deed from Emily Jaima Marghella and husband Frank A. Marghella of record in Instrument Number 20140804-0069832, Register's Office for 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.

This is improved property located at 6960 Scarlet Ridge Drive Brentwood TN 37027

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 24th day of July, 2018.

Jodi L. Spoon

Jodi L Spoon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jodi L Spoon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2018.

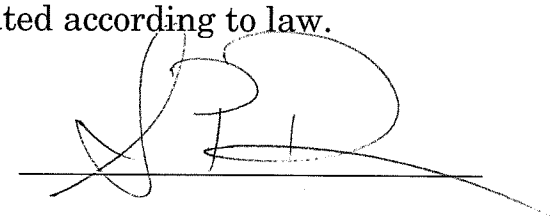
Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

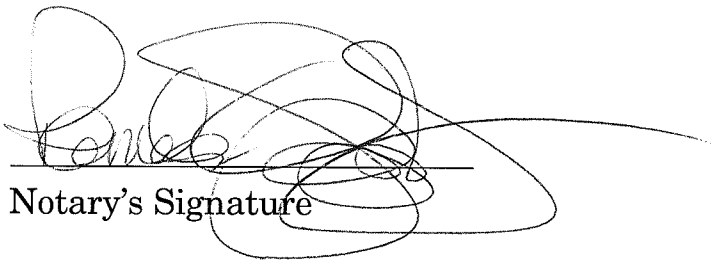
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of TENNESSEE

County of SHELBY

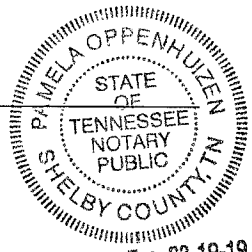
Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Susan P. Davis, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)



My Comm. Exp. 03-19-19