WARRANTY DEED

Bill Garrett Davidson County
Batch# 131098 DEEDWARR
08/20/2018 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $991.97
20180820-0082575

R. ALAN ALSOBROOK NOTARY PUBLIC STATE OF TENNESSEE 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 $268,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	
(NAME) 5001 Plaza On The Lake, #200	(NAME) 5001 Plaza on the Lake, #200	181-01-0A-142.00 CO
(ADDRESS) Austin, TX 78746	(ADDRESS) 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, WE, **ESTATE OF DEBORAH E. DANIEL**, 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. 196 on the plan of Sugar Valley, Section Four, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200005230051444, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Yazdian Construction, Inc. to Deborah E. Bass as recorded on the 14th day of June, 2001 in Instrument No. 20010614-0062908, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Deborah E. Daniel, formerly known as Deborah E. Bass, an unmarried woman to Deborah E. Daniel, an unmarried woman as recorded on the 6th day of January, 2017 in Instrument No. 20170106-0001892, said Register's Office.Deborah E. Daniel died intestate on August 20, 2017. Alicia Gould, Administrator of the Estate of Deborah E. Daniel has the authority to sell the real property to pay debts of the Estate of Deborah E. Daniel, pursuant to Order Approving the Sale of Real Property in Docket No. 17P1964, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6732 Sugar Hill Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 17th day of August, 2018

ESTATE OF DEBORAH E. DANIEL

BY: Alicia Gould - Administrator

ALICIA GOULD, ADMINISTRATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Alicia Gould with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of The Estate of Deborah E. Daniel, and who further acknowledged that she is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Return to:

Summit Title & Escrow, LLC
7500 Capital Drive
Germantown, Tennessee 38138

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, Nicholas Burrage, 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: July 3, 2021

Notary's Seal (If on paper)

