Prepared by and return to:
Demi J. Jacques, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Bill Garrett Davidson County
Batch# 132398 DEEDWARR
08/23/2018 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20180823-0083825

WARRANTY DEED

Effective as of **August 17, 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, **JAN VAN BRACKLE, unmarried, and JULIE BUCHANAN EVANS, unmarried,** 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 No. 198 on the Plan of Section Four, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 749, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Virgil A. Taylor and wife, Catherine S. Taylor from Radnor Homes, Inc., recorded on May 31, 1996, and of record in Book 10067, Page 617, in the Register's Office of Davidson County, Tennessee. The said Virgil A. Taylor died on or about January 6, 2001, leaving Catherine S. Taylor as surviving tenant by the entireties. The said Catherine S. Taylor died on or about June 13, 2014. Affidavits of Heirship are being recorded simultaneously herewith showing Grantor as the only heirs at law of Catherine S. Taylor.

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This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 7900, Page 509 and Book 7900, Page 749; Easements of record in Book 7993, Page 269, Book 7851, Page 712, Book 9771, Page 545, Book 9698, Page 81, Book 9698, Page 124, Book 7900, Page 807 and Book 9443, Page 538; Homeowners Association Charter in Book 8920, Page 10; By-Laws of record in Book 8920, Page 45; and Declaration of Covenants, Conditions and Restrictions in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840 and Book 7798, Page 843, all of record in the Register's Office of **Davidson County**, Tennessee; and 2018 **Davidson County**, Tennessee 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.

GRANTORS:

JAN VAN BRACKLE

JULIE BUCHANAN EVANS
By Garrett Knisley, Attorney-in-Fact

WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 17 day of August, 2018.

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Jan Van Brackle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of her 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 14th day of August, 2018.

MARISSA L. KEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
5/6/19

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Garrett Knisley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and to be the person who executed the foregoing instrument on behalf of Julie Buchanan Evans, as her lawful Attorney-in-Fact, and who acknowledged upon oath or affirmation that he executed the within instrument as the free act and deed of the said Julie Buchanan Evans, and for the purposes therein contained.

WITNESS my hand and seal at office in Davidson County, State of Tennessee, this 17th day of August, 2018.

Notary Public

COLLEEN O'CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires: Aug. 4, 2020

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4748 Potomac Lane Brentwood, TN 37027 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 171-3-A-95.00	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 $380,000.00. AFFIANT Subscribed and sworn to before me this 14th day of August, 2018. NOTARY PUBLIC Commission expires: 5/6/19

MARISSA L. KEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

