

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $324,000.00.

Judy Linhoss
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of September, 2018.

NOTARY PUBLIC

My commission expires: 3/19/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 146200 DEEDWARR
09/27/2018 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20180927-0096010

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MESA VERDE ASSETS, LLC (NAME)	MESA VERDE ASSETS, LLC (NAME)	064080A090.00CO
5001 Plaza On The Lake, #200 (ADDRESS)	5001 Plaza On The Lake, #200 (ADDRESS)	
Austin, TX 78746	Austin, TX 78746	

Warranty Deed

For and in Consideration of the sum of $324,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Rebecca Brucell Seagraves, a single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **MESA VERDE ASSETS, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 52 on the plan of Merritt Downs, Section 3, of record in Instrument Number 20040629-0076758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete aod accurate description.

Being the same property conveyed to Rebecca Brucell Seagraves, a single woman by eed from Beazer Homes, Corp., a Tennessee Corporation, of record in Instrument No. 20050908-0107871, said Register's Office.

This property is __unimproved _X_improved property known as: 1821 Woodland Farms Court, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of September, 2018.

Rebecca Brucell Seagraves

Rebecca Brucell Seagraves

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Brucell Seagraves, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording 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, Karri S. Coffman, 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)

