WARRANTY DEED

Karen Johnson Davidson County
Batch# 202830 DEEDWARR
03/06/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190306-0020668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-19-3810

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MESA VERDE ASSETS, LLC	**MESA VERDE ASSETS, LLC**	
(NAME)	(NAME)	
5001 Plaza on the Lake, #200	**5001 Plaza on the Lake, #200**	**061-14-0-096.00**
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	**Austin, TX 78746**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAY S. BRANT, MARRIED AND LON M. SULLIVAN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MESA VERDE ASSETS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Baxter Heights of record in Book 2083, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dave A. Sharp, unmarried by Warranty Deed from Van Cliff Young of record in Book 6831, Page 408, Register's Office for Davidson County, Tennessee, dated April 14, 1986 and recorded on April 17, 1986. Further conveyed to Owen H. Sharp and wife, Ruth U. Sharp, as joint tenants with rights of survivorship by deed of record at Book 7383, Page 709, in the Register's Office of Davidson County, Tennessee. Owen H. Sharp died on or about June 27, 2003, leaving Ruth U. Sharp as the sole surviving tenant. Ruth U. Sharp died on or about April 1, 2018. In her last Will and Testament, Ruth U. Sharp appointed Kay S. Knight as the executrix of her estate, and devised all real property, in equal shares, to her children: Kay S. Knight, Lon M. Sullivan, and James H. Sullivan. Said Will and Testament also provided that if any child of Ruth U. Sharp should predecease her with issue surviving, the share designated for the deceased child shall be transferred to his/her surviving issue per stirpes. Ruth U. Sharp's Will was admitted to Probate and the Probate Court for Davidson County Tennessee, in Case No. 18P848, appointed Kay S. Brant (formerly Knight) as the Executrix of Ruth U. Sharp's estate. In error, as Executrix of the Estate of Ruth U. Sharp, Kay S. Brant conveyed the subject property to Kay S. Brant, individually, and Lon M. Sullivan, individually, at Instrument Number 20181105 – 0109315, in the Register's Office of Davidson County, Tennessee. Ruth U. Sharp's son, James H. Sullivan, predeceased his mother and left no surviving issue. Affidavits of Heirship as to James H. Sullivan are being recorded simultaneously with this Deed at Book 20190306 0020666 and 20190306 0020667.

The above referenced property is investment property and has never been the principal residence for either of the Grantors.

This conveyance is subject to:
• Davidson County Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Book 2083, Page 94, Book 421, Page 174, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 2282, Page 441, in the Register's Office for Davidson County, Tennessee.
• Water Main Easement of record in Book 2282, Page 141, in the Register's Office for Davidson County, Tennessee.
• Easements of record in Instrument No. 20120228-0017172 and Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3810 Hilltop Ave., Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF FEBRUARY, 2019.

Kay S. Brant

Lon M. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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

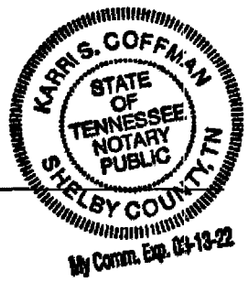
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)