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

Karen Johnson Davidson County
Batch# 202856 DEEDWARR
03/06/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,822.25
20190306-0020717

WARRANTY DEED

Effective as of **March** 4, **2019,** 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, **GERALD L. VINSON and wife, PATRICIA A. VINSON,** 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. 67, Plan of Burton Hills Village of Summerwind – Tract 12, as shown on plat of record in Plat Book 6250, Page 811, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Book 7675, Page 875, in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for subdivision restrictions, building lines and easements of record in Book 6250, Page 811, Book 6778, Page 709, Book 6250, Page 284 and Book 6250, Page 649; Declaration of Covenants, Conditions in Book 6517, Page 522; Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6691, Page 593; Second Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6778, Page 532; Third Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6778, Page 536; Declaration of Covenants, Conditions and Restrictions of Burton Hills Village of Summerwind in Book 6778, Page 510; First Amendment to Declaration of Covenants, Conditions and Restrictions in Book 6917, Page 736; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505; Charter of Burton Hills Village of Summerwind Association, Inc. of record in Book 6921, Page 212; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6921, Page 216; Charter of Burton Hills Village of Summerwind Association, Inc. of record in Book 6778, Page 505; all of record in the Register's Office of **Davidson County**, Tennessee; and 2019 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.

WITNESS the Grantor's hand in Davidson County, State of TN. on this 4th day of March, 2019.

GRANTORS:

GERALD L. VINSON

PATRICIA A. VINSON

STATE OF ~~Davidson~~ TN.
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared GERALD L. VINSON and PATRICIA A. VINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their 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 4th day of March, 2019.

SUSAN M. CARROLL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

Notary Public

My Commission Expires:

July 8, 2019

New Owner Name and Address to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
703 Summerwind Circle
Nashville, TN 37215

Mail tax bills to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers:
131-06-0B-071.00

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

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 $492,500.00.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2019

NOTARY PUBLIC

Commission expires: July 3, 2021

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)

