Karen Johnson Davidson County
Batch# 206115 DEEDWARR
03/15/2019 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20190315-0023645

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0412

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

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2019

Notary Public

Commission Expires: July 3, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	115-05-0-015.00

WARRANTY DEED

FOR AND IN 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,

Benjamin A. Shirk, an unmarried man and Gerald A. Shirk, a married man

HEREINAFTER REFERRED TO AS 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. 4 on the Plan of Glennwood of record in Plat Book 2854, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southwesterly margin of Downey Drive at the corner of Lots Nos. 3 and 4; thence with the line between said two lots Southwesterly 213 feet; thence South 0 degrees 30 minutes west 24 feet; thence South 89 degrees 10 minutes East 59.5 feet; thence South 56 degrees 08 minutes East 136.6 feet; thence North 36 degrees 25 minutes East 148.5 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots Northwesterly 165 feet to the Southeasterly margin of Downey Drive; thence with the same, around a slight curve Northwesterly 59 feet to the beginning.

Being the same property conveyed to Benjamin A. Shirk, an unmarried man and Gerald A. Shirk, a married man by Warranty deed from Robert J. Luca and, wife Anne Elizabeth Luca of record in Instrument No. 20121030-0099616 Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on October 30, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 914 Downey Drive, Nashville, TN 37205

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Benjamin A. Shirk and Gerald A. Shirk, hereby affirm that the above described property was never the primary residence of themselves, nor their spouse. Said property was used for investment purposes only.

***Benjamin A. Shirk** executes this instrument on behalf of **Gerald A. Shirk** pursuant to a Specific Power-of-Attorney dated March 6, 2019 and filed for record in Instrument No. __201903150023644_____, in the Register's Office of Davidson County, Tennessee.*

Dated this the 13th day of March, 2019.

Benjamin A. Shirk

Gerald A. Shirk

BY: Benjamin A Shirk, Attorney in fact
Benjamin A. Shirk, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin A. Shirk** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of March, 2019.

K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5 6 19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin A. Shirk as Attorney in Fact for Gerald A. Shirk,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Gerald A. Shirk, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of March, 2019.

K. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5 6 19

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)

