Prepared from information furnished by the parties

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: July 3, 2021
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 207571 DEEDWARR
03/19/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20190319-0024928

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	Map: 08110002800
(NAME) 5001 Plaza On The Lake; #200	(NAME) 5001 Plaza On The Lake; #200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-TWO THOUSAND AND NO/100 DOLLARS ($162,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES E. GILLIAM, JR., MARRIED, AND DARYL M. GILLIAM, MARRIED, SOLE HEIRS OF THE ESTATE OF EVELYN GILLIAM,

HEREINAFTER CALLED 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. 1, Cumberland Gardens, Section Six, as of record in Book 3106, Page 117, Register's Office for said County.

Said Lot No. 1 fronts 56 feet on the westerly side of 26th Avenue North and runs back between lines 110 feet on the northerly side and 110.8 feet on the southerly line to a line in the rear of which it measures 42 feet.

Being the same property conveyed to Charles E. Gilliam and wife, Evelyn Gilliam, by deed from Stanley T. Snodgrass, Trustee, of record in Book 3676, Page 453, dated January 2, 1964, Register's Office for said County. The said Charles E. Gilliam died May 20, 2015, and title vested in Evelyn Gilliam as surviving tenant by the entirety. The said Evelyn Gilliam died intestate on February 16, 2017, leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument 201903190024926 and Instrument 201903190024927, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3106, Page 117, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 1713 26th Ave. N., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 15th day of March, 2019.

Charles E. Gilliam, Jr.

Daryl M. Gilliam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 15th day of March, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

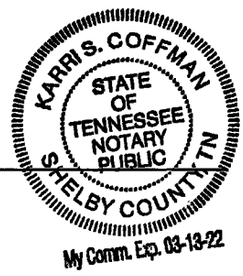
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)