Karen Johnson Davidson County
Batch# 209809 DEEDWARR
03/25/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $492.10
20190325-0026977

WARRANTY DEED

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

A-DM-19-1716

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MARCH, 2019.

Notary Public

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

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) **5001 Plaza on the Lake #200**	(NAME) **5001 Plaza on the Lake, #200**	**081-10-0-227.00**
(ADDRESS) **Austin, TX 78746**	(ADDRESS) **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, **TORQUE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** 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:

Lot 147, COBB'S SUBDIVISION OF LOT NO 6 OF HARDINGS BOSLEY TRACT, as shown on plat of record in Plat Book 161, Page 155, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 147 fronts 150 feet on the easterly side of 24th Avenue North, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Weatherford Enterprises I, LLC by Special Warranty deed from State of Tennessee of record in Instrument No. 20140319-0022819 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 19, 2014.

Being the same property conveyed to Miss Jenny' s Boarding House, LLC, a Limited liability company by Quit Claim deed from Weatherford Enterprises I, LLC, a Tennesse limited liability company of record in Instrument No. 20170519-0050058 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 19, 2017.

Being the same property conveyed to Torque Development Group, LLC by Warranty deed from Miss Jenny's Boarding House, LLC, a limited liability company of record in Instrument No. 20170921-0097045 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 21, 2017.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1716 24th Ave N, Nashville, Tennessee 37208**.

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 20 DAY OF MARCH, 2019.

Torque Development Group, LLC, a Tennessee Limited Liabilty Company

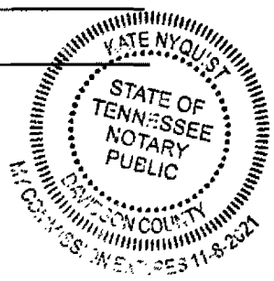
BY: _____
Billy Tatom
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY TATOM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TORQUE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(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)

