WARRANTY DEED

Karen Johnson Davidson County
Batch# 211793 DEEDWARR
03/29/2019 03:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20190329-0028748

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 $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF March, 2019

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	
(NAME) 5001 Plaza On The Lake #200	(NAME) 5001 Plaza On The Lake #200	072 10 0 297.00
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CHARLES E. ROBINSON AND GWENDOLYN W. ROBINSON, AS TRUSTEES OF THE CHARLES E. AND GWENDOLYN W. ROBINSON REVOCABLE LIVING TRUST, DATED NOVEMBER 13, 2014**, 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. 8 Charles U. Coggins First Addition to Nashville, of record in Plat Book 421, page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Charles E. Robinson and wife, Gwendolyn W. Robinson, by deed from Maybelle M. Winstead, an unmarried person, of record in Book 9450, page 342, Register's Office for Davidson County, Tennessee. Charles E. and Gwendolyn W. Robinson conveyed their interest in said property to The Charles E. and Gwendolyn W. Robinson Revocable Living Trust, Dated November 13, 2014, Charles E. or Gwendolyn W. Robinson, Trustees, by Quitclaim Deed of record in Instrument No. 20141114-0105294, said Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 421, Page 33; easements of record at instrument number 20140114-0003779; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

unimproved
This is improved x property, known as 1624 Northview Avenue, Nashville, TN 37216
(House Number) (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 my hand this 27th day of March, 2019

THE CHARLES E. AND GWENDOLYN W. ROBINSON REVOCABLE LIVING TRUST DATED NOVEMBER 13, 2014

BY: Charles E. Robinson

CHARLES E. ROBINSON, TRUSTEE

BY: Gwendolyn W. Robinson

GWENDOLYN W. ROBINSON, TRUSTEE

SEE EXHIBIT A FOR CERTIFICATE OF TRUST.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Charles E. Robinson and Gwendolyn W. Robinson with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of THE CHARLES E. AND GWENDOLYN W. ROBINSON REVOCABLE LIVING TRUST DATED NOVEMBER 13, 2014, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 27th day of March, 2019.

Commission expires:

JOHN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires November 5, 2019

Notary Public

EXHIBIT A

THIS DOCUMENT PREPARED BY:
Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723, Memphis, TN 38138 (901) 685-8475

CERTIFICATE OF TRUST

THE CHARLES E. AND GWENDOLYN W. ROBINSON REVOCABLE LIVING TRUST

The undersigned Trustee, after being duly sworn according to law, state that, pursuant to Tennessee Code Annotated Section T.C.A. 35-15-101, et. seq, the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain trust called the **THE CHARLES E. AND GWENDOLYN W. ROBINSON REVOCABLE LIVING TRUST**
(the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The testamentary trust named **THE CHARLES E. AND GWENDOLYN W. ROBINSON REVOCABLE LIVING TRUST** came into existence on Nov. 13, 2014 .

2. **The Grantors are: CHARLES E. and GWENDOLYN W. ROBINSON**

3. **Currently Acting Trustees.** The acting Trustees are **CHARLES E. OR GWENDOLYN W. ROBINSON** and they have served in this capacity since the creation of the trust.

4. **The Successor Trustees are: 1) the surviving Grantor; 2) BRENT K. ROBINSON, KEELAN L. ROBINSON, SHELTON D. ROBINSON,** jointly. If any of them are unable or unwilling to serve in that capacity for any reason, the other(s) shall continue to serve.

5. **Administrative and/or Managerial Powers of Trustee.** The Trust grants to the Trustees all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

6. **Revocability.** The Grantors have reserved the right to revoke the Trust in writing signed by both Grantors. After the death of both of the Trustees, the Trust becomes irrevocable.

7. **Signature Authority of Trustees.** The currently acting Trustees named above shall sign any deeds and related documents conveying real property title in the Trust.

The Successor Trustee is authorized to act as Trustee in the event the currently acting Trustees either (1) sign a written resignation; (2) are determined to be incapacitated by the written opinion of two licensed physicians; or (3) die. If Successor Trustees are named in succession, then the next Successor Trustee named in succession is authorized to act as Trustee if the previous Successor Trustee signs a written resignation, is determined to be incapacitated by the written opinion of two licensed physicians or dies. If two or more Successor Trustees are authorized to act as Trustee at the same time, then signature of all of them are required in connection with transactions of trust property.

This is a grantor trust for income tax purposes and uses the social security number of one or both Grantors under the authority of Treasury Regulation 301-6109-1 (a)(2).

8. Trustees' Statement Regarding Revocation, Modification, or Amendment. To the best of the Trustees' knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

TRUSTEES

CHARLES E. ROBINSON

GWENDOLYN W. ROBINSON

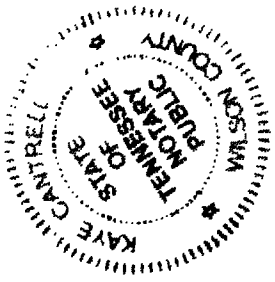
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. ROBINSON and GWENDOLYN W. ROBINSON, the bargainors, 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 seal this 9TH day of MARCH, 2019.

Notary Public

My Commission Expires: 4-21-21



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: My Comm. Exp. 03-13-22

Notary's Seal (If on paper)

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN