Karen Johnson Davidson County
Batch# 213063 DEEDWARR
04/02/2019 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190402-0029927

Prepared By
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0536

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th 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	105-09-0-265.00

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,

Elizabeth Haupert and Lee Jones, wife and husband

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:

Lot 32, W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1, W L B LAWRENCE PLAN, as shown on plat of record in Book 57, Page 84, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Note: Legal description in prior deeds erroneously misspell the subdivison name.

Said Lot No. 32 fronts 52 feet on the Southerly margin of Bate Avenue, formerly Cleveland Avenue, and extends back 145 feet to an alley line in the rear, measuring 57.5 feet thereon.
Included in the above description but excluded herefrom is that portion of subject property shown on the Plan of 10th Avenue South. Rights of Way Dedication of record in Book 4060, Page 128, Said Register's office.

Being the same property conveyed to Elizabeth Haupert and spouse, Lee H. Jones, by Warranty Deed from Geraldine Perkins Reynolds, of record in Instrument No. 20141016-0095678, in the Register's Office of Davidson County, Tennessee, dated October 14, 2014, and recorded on October 16, 2014.Also Being the same property conveyed to Small Ranch, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elizabeth Haupert and spouse, Lee H. Jones, of record in Instrument No. 20150702-0064334, in the Register's Office of Davidson County, Tennessee, dated June 30, 2015, and recorded on July 2, 2015.
Also Being the same property conveyed to Elizabeth Haupert and Lee Jones by Quitclaim Deed from Small Ranch, LLC, a Tennessee limited liability company, of record in Instrument No. 20190104-0001214, in the Register's Office of Davidson County, Tennessee, dated January 1, 2019, and recorded on January 4, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 57, Page 84; easements for Right of Way recorded in Book 4060, Page 128; Declaration of Covenants, Conditions and Restrictions of record in Book 4220, Page 723; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

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

This is improved property known as: 2029 10th Avenue South, Nashville, TN 37204

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.

Lee Jones executes this instrument on behalf of Elizabeth Haupert pursuant to a Specific Power-of-Attorney dated March 22, 2019 and filed for record in Instrument No. 201904020029926, *in the Register's Office of Davidson County, Tennessee.*

Dated this the 28th day of March, 2019.

Lee Jones

Elizabeth Haupert

BY Lee H. Jones attorney in fact
Lee Jones, 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, **Lee Jones** 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 28th day of March, 2019.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Lee Jones as Attorney in Fact for Elizabeth Haupert**, 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 Elizabeth Haupert, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of March, 2019.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)