This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 223362 DEEDWARRSP
04/29/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20190429-0039193

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
MESA VERDE ASSETS, LLC.	MESA VERDE ASSETS, LLC.	MAP 117-05-0A-007.00
5001 Plaza On The Lake #200	5001 Plaza On The Lake #200	PARCEL
Austin, TX 78746	Austin, TX 78746	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Truxton Trust Company as Executor of the Estate of Anna V. Wadlington**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **MESA VERDE ASSETS, LLC.** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Lot 7, Bowlingate, a Planned Unit Development, as shown on plat of record Plat Book 6250, Page 844, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> On or about July 24, 2006, Anna V. Wadlington took title to the property located at 3624 Bowlingate Lane, Nashville, Tennessee 37215 by Trustee's Quitclaim Deed at Instrument No. 20060724-0088523, in the Register's Office of Davidson County, Tennessee. Anna V. Wadlington died on or about November 18, 2018. The Last Will and Testament of Anna V. Wadlington was probated on or about November 30, 2018, at Docket Number 18P-2014, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Anna V. Wadlington's will left her real estate to the Anna V. Wadlington Revocable Trust, but explicitly gave the executor of the estate the authority to sell real property.

This is ()UNIMPROVED

(X) IMPROVED property known as 3624 Bowlingate Lane, Nashville, TN 37215.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6250, Page 844; Declaration of Covenants, Conditions and Restrictions of record in Book 6802, Page 512; and 2019 Davidson County, Tennessee real estate taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 23rd day of April, 2019.

Estate of Anna V. Wadlington

BY: Truxton Trust, Executor

By: _____
Susan Ney, Vice President

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Susan Ney with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Truxton Trust, Executor of **Estate of Anna V. Wadlington**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of April, 2019.

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

My Commission Expires: March 3 2020

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

_____
Affiant

Subscribed and sworn to before me this 23rd day of April, 2019.

_____
Notary Public

JAMES M. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 1-6-20

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)

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