Karen Johnson Davidson County
Batch# 224185 DEEDWARR
04/30/2019 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20190430-0040019

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE,
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Judy Linhoss
Affiant

Subscribed and sworn to before me, this 29th **day of April, 2019.**

Notary Public
My commission expires:

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

06-1904-77169

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
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	105-05-0-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Iva Pendergrass Roberson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MESA VERDE ASSETS, LLC**, hereinafter called the Grantees, their successors 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. 5 Subdivision of Lot No. 49 in O. B. Hayes' Rokeby Addition, as of record in Plat Book 421, page 22, Register's Office for said County.

Said Lot No. 5 fronts 55 feet on the easterly side of Villa Place and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Walter F. Roberson and wife, Iva Pendergrass Roberson by deed from Docia Perry, widow, dated February 18, 1955, recorded February 24, 1955, of record in Book 2344, Page 23, Register's Office for Davidson County, Tennessee. Walter F. Roberson having since died on November 22, 1979.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 421, Page 22; easements of record in Book 21, Page 87; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This property is improved property known as 1508 Villa Place, Nashville, TN 37212.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of April, 2019.

Iva Pendergrass Roberson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Iva Pendergrass Roberson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26 day of April, 2019.

Notary Public
State of Tennessee at Large

My Commission expires:
5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

