Karen Johnson Davidson County
Batch# 251895 DEEDWARR
07/02/2019 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190702-0064611

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **June 24th, 2019**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Catherine E. Suter*, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Lot 52, ELYSIAN PARK, as shown on plat of record in Plat Book 2331, Page 32, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Record Book 6615, Page 377, in the Register's Office of Davidson County, Tennessee.

*Bob G. Suter and wife, Catherine E. Suter obtained title to the property by Deed dated July 25, 1985, filed July 26th, 1985, in Deed Book 6615, Page 377, Davidson County, Tennessee records. Bob G. Suter died on October 23, 2018, in Davidson County, Tennessee. Catherine E. Suter now conveys all her interest she has in said property individually to the grantee.

This conveyance is made subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat as recorded in Plat Book 2331, Page 32; ; Declaration of Covenants, Conditions and Restrictions in Deed Book 2435, Page 360; all in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Catherine E. Suter on this 21st day of June, 2019.

GRANTOR:

Catherine E. Suter

Catherine E. Suter

CITLALLI CAMPOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Catherine E. Suter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his own free act and deed for the purposes therein contained.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on the 21st day of June, 2019.

Notary Public

My Commission Expires: 11/20/19

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 412 Bellingrath Dr, Nashville, TN 37211 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 147-02-0-033.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $250,000.00. AFFIANT Subscribed and sworn to before me this 24th day of June, 2019. NOTARY PUBLIC Commission expires: 8-1422

SUSAN PACK DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm Exp.

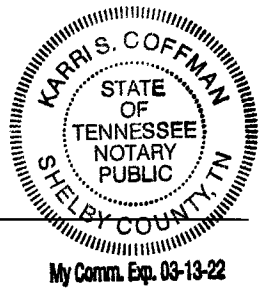
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)