Karen Johnson Davidson County
Batch# 341166 DEEDWARR
01/09/2020 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200109-0003278

WARRANTY DEED

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

STATE OF
COUNTY OF

*$225,000.00

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS LLC	07210024500
(NAME) 5001 Plaza on the Lake, #200	(NAME) 5001 Plaza On The Lake, #200	
(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, **Catherine Ann Gooch, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC**, HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of Nashville Building & Loan Company's Subdivision of part of the E. B. Rucker Land, not of record, described as follows:

Beginning on the southerly margin of Moneta Avenue at a point 50 feet east of the southeast corner of Northview and Moneta Avenues; thence with the southerly margin of Moneta Avenue, eastwardly 50 feet to a stake; thence southwardly 150 feet to the northerly line of Lot No. 4 in said Subdivision; thence with the northerly line of said lot, westwardly 50 feet to a point 50 feet east of the easterly margin of Northview Avenue; thence northwardly 150 feet to the beginning.

Being the same property conveyed to Catherine Ann Gooch by Warranty Deed of record in Book 4165, Page 384, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all applicable easements, restrictive covenants and conditions of record, including all items set out on any applicable plat of record

This is improved / unimproved x property, known as 1302 Moneta Ave 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 23rd day of December, 2019.

Catherine Ann Gooch

Catherine Ann Gooch

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Catherine Ann Gooch**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of December, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-11-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Stevie Friesth, 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, Stevie Friesth, 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)

