Karen Johnson Davidson County
Batch# 348317 DEEDWARRSP
01/24/2020 12:36:46 PM 4 pgs
Fees: $23.00 Taxes: $2,086.80
20200124-0008878

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BMR-19-914

Commitment Number: 19096350-Bung

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Philip McCoy Lee and **Kylene Marie Lee**, 914 Downey Drive, Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
115-05-0-015.00

SPECIAL WARRANTY DEED

MESA VERDE ASSETS, LLC, hereinafter grantor, whose address is **5001 Plaza on the Lake Suite 200, Austin, TX 78746**, for $564,000.00 (Five Hundred Sixty Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Philip McCoy Lee** and **Kylene Marie Lee**, Husband and Wife, hereinafter grantees, whose tax mailing address is **914 Downey Drive, Nashville, TN 37205**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Plan of Glennwood of record in Plat Book 2854, Page 17, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southwesterly margin of Downey Drive at the corner of Lots Nos. 3 and 4; thence with the line between said two lots Southwesterly 213 feet; thence South 0 degrees 30 minutes West 24 feet; thence South 89 degrees 10 minutes East 59.5 feet; thence South 56 degrees 08 minutes East 136.6 feet; thence North 36 degrees 25 minutes East 148.5 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots Northwesterly 165 feet to the Southeasterly margin of Downey Drive; thence with the same, around a slight curve Northwesterly 59 feet to the beginning.

Property Address is: 914 Downey Drive, Nashville, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20190315-0023645 on 03/15/2019 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 115-05-0-015.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on January 17, 2020:

MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Coordinator

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on January 17, 2020 by Alyssia Ventura its Closing Coordinator on behalf of **MESA VERDE ASSETS, LLC** who is personally known to me or has produced TXDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

BRIAHNNA BERGGOETZ
Notary ID #132235589
My Commission Expires
November 1, 2023

Maximum principal indebtedness for Tennessee recording tax purposes is $564,000.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $564,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20th day of JANUARY, 2020.

Affiant

KAZ ARBOGAST
Print Name

(Seal)

Notary Public

My commission expires:

3/7/23

Megan Paulus
Print Name

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023