Karen Johnson Davidson County
Batch# 356243 DEEDWARRSP
02/11/2020 08:22:13 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20200211-0015317

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Commitment Number: 20097003-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:
AARON MICHAEL FARMER, 5016 W DURRETT DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147 10 0 066.00

SPECIAL WARRANTY DEED

Mesa Verde Assets, LLC, hereinafter grantor, whose address is **5001 PLAZA ON THE LAKE, SUITE 200 AUSTIN, TX 78746**, for $299,000.00 (Two Hundred Ninety Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **AARON MICHAEL FARMER**, a single man, hereinafter grantee, whose tax mailing address is **5016 W DURRETT DR., NASHVILLE, TN 37211**, the following real property:

Land in Davidson County Tennessee, being Lot No. 311 on the Plan of Section Five, Caldwell Country Estates, of record in Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
Property Address is: 5016 W DURRETT DR., NASHVILLE, TN 37211

The instrument constituting the Grantor's source of title in the property described herein was a **Warranty Deed from Delaine Watkins and Elizabeth Adrian aka Elizabeth Watkins, married, as joint tenants with right of survivorship to MESA VERDE ASSETS, LLC, dated 08/06/2019 and recorded 08/07/2019 in Instrument No. 20190807-0078579.**
Parcel ID: 147 10 0 066.00

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 grantee forever.

Executed by the undersigned on Feb. 5th, 2020:

Mesa Verde Assets, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Alyson Cimino
Alyson Cimino
Its: Closing Supervisor

STATE OF Texas
COUNTY OF Travis
The foregoing instrument was acknowledged before me on Feb 5, 2020 by Alyson Cimino its Authorized Signor on behalf of **Mesa Verde Assets, LLC** who is personally known to me or has produced Texas DL 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.

SHANNON STROTHEIDE
Notary ID #132189335
My Commission Expires
September 26, 2023

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $299,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $299,000.00, 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 6th day of February, 20 20.

M. Alexis Mendl
Affiant

M. Alexis Mendl
Print Name

(Seal)

Notary Public

My commission expires:

Abby Benson
Print Name

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021