WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-67116

Karen Johnson Davidson County
Batch# 387964 DEEDWARRSP
04/20/2020 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,476.30
20200420-0040928

Commitment Number: 20101024-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: Regions Bank, 2050 Parkway, Birmingham AL 35244
CHESTER THOMAS II and **JULIA ARNOLD**, 412 Bellingrath Dr. Nashville TN 37211
Husband and wife

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147-02-0-033.00

SPECIAL WARRANTY DEED

MESA VERDE ASSETS LLC, hereinafter grantor, whose address is **5001 PLAZA ON THE LAKE, SUITE 200, AUSTIN, TX 78746**, for $399,000.00 (Three Hundred Ninety Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **CHESTER THOMAS II** and **JULIA ARNOLD**, xx hereinafter grantees, whose tax mailing address is 412 Bellingrath DR. Nashville TN 37211, the following real property:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Plan of Elysian Park of record in Plat Book 2331, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty deed from Catherine E. Suter, unmarried of record in Instrument No. 20190702-0064611 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on July 02, 2019. (Value of consideration shown in aforementioned deed $250,000.00.)

Property Address is: 412 BELLINGRATH DR., NASHVILLE, TN 37211

xx husband and wife

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 April 6th, 2020:

MESA VERDE ASSETS LLC

By: ALYSON CIMINO
Its: CLOSING SUPERVISOR

STATE OF Texas
COUNTY OF Travis
The foregoing instrument was acknowledged before me on April 6, 2020 by ALYSON CIMINO its CLOSING SUPERVISOR on behalf of **MESA VERDE ASSETS LLC** who is personally known to me or has produced TX 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.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $399,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
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 $399,000.00, 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 10th day of April, 2020.

Affiant

Deborah Bissell
Print Name

(Seal)

Notary Public

My commission expires:

3-6-2024

Rachel Marie Collins
Print Name

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM