Karen Johnson Davidson County
Batch# 715889 DEEDWARR
09/15/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210915-0123604

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2021.

Notary Public

My commission expires: 05/08/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
MESA VERDE ASSETS, LLC	**Mesa Verde Assets, LLC** **7500 Plaza on the Lake, Suite 200** **Austin, TX 78746** New Owner(s)	061 16 0 003.00
7500 Plaza on the Lake, Suite 200 Austin, TX 78746		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER FLEMING, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the West 50 feet of the East 110 feet of Lot No. 19 on the Map of Kennedy & Graves Plan of Monte Vista, of record in Book 421, Page 143, Register's Office for said County.

Said part of lot fronts 50 feet on the Northerly side of Alpine or McAlpine Avenue and runs back between parallel lines as measured from the center of said Avenue, 388.5 feet to a dead line.

Being the same property conveyed to Peter R. Fleming, a Married Man, by Warranty Deed from Robertson Rentals, LLC, of record in Instrument No. 20140626-0056008, in the Register's Office of Davidson County, Tennessee, dated June 24, 2014 and recorded on June 26, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1209 McAlpine Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of August, 2021.

Peter Fleming by Steven T. Morris, attorney in fact

Peter Fleming by Steven T. Morris, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Attorney-In-Fact for Peter Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2021.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 3, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/7/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of Sept., 2021.

Janet S. Hinrichs
Notary's Signature

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN

NOTARY'S SEAL
My Comm. Exp. 03-14-22

MY COMMISSION EXPIRES: _____