Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, TN 38120
(901) 881-8600

Davidson County DEEDWARR
Recvd: 07/29/15 14:00 3 pgs
Fees:18.00 Taxes:505.05
20150729-0074825

WARRANTY DEED

Effective as of July 22, 2015, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Jennifer Taylor Johnson f/k/a Jennifer L. Taylor and husband, Matthew Scott Johnson, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto MUPR 3 ASSETS, LLC, hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Lot 259, Section 15, Peppertree Forest, as shown on plat of record in Plat Book 7900, Page 574, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20090618-0056848 in the Register's Office of Davidson County, Tennessee.

This property is being encumbered except for Building lines, subdivision restrictions and easements in Plat Book 7900, Page 574, in the Register's Office of Davidson County, Tennessee; Covenants, Conditions and Restrictions as set forth in Subdivision Restrictions recorded in Book 9036, Page 719, in the Register's Office of Davidson County, Tennessee; and 2015 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Bucks County, ~~Tennessee~~ Pennsylvania on this 21st day of July, 2015.

GRANTOR:

Jennifer Taylor Johnson
Jennifer Taylor Johnson

Matthew Scott Johnson

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Jennifer Taylor Johnson and Matthew Scott Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 21 day of July, 2015.

Tara M. Velazquez
Notary Public

My Commission Expires:

11-17-2016

Commonwealth of Pennsylvania
NOTARIAL SEAL
Tara M. Velazquez, Notary Public
Middletown Township, Bucks County
My Commission Expires November 17, 2016

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 5021 Trailwater Drive Antioch, TN 37013 Mail tax bills to: MUPR 3 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 17602003700	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $136,500.00. AFFIANT Subscribed and sworn to before me this 23rd day of July, 2015. NOTARY PUBLIC Commission expires: TIMOTHY D. WARDLOW STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 06-05-16

I, Timothy D. Wardlow, 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, Christina Boatwright, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES: **My Commission Expires: September 21, 2015**

Notary's Seal (If on paper)