WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/15 09:56 3 pgs
Fees:18.00 Taxes:453.25
20150825-0085669

B-KW-15-1205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: September 21, 2015 (AFFIX SEAL)

CHRISTINA BOATWRIGHT NOTARY PUBLIC TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MUPR 3 ASSETS, LLC	**MUPR 3 ASSETS, LLC**	
(NAME) **5001 PLAZA ON THE LK STE 200**	(NAME) **8300 N. Mopac Expressway, #200**	**150-08-0-076.00**
(ADDRESS) **AUSTIN, TN 78746-1053**	(ADDRESS) **Austin, TX 78759**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEBORAH J. THOMAS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 484 on the Plan of Final P.U.D Plan Section Five, Towne Village of the Country of record in Plat Book 6250, Page(s) 783 and 784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 484 Fronts 66.72 feet on the Westerly Margin of Placid Court and extends Back 144.45 Feet on the Northerly Line and 105 Feet on the Southerly line to a broken line in the rear measuring 110.79 feet thereon.

Being the same property conveyed to Mathew C. Thomas and his wife, Deborah J. Thomas by Warranty deed from Randall Phillips Builders, Inc of record in Book 7190, page 796, Register's Office for Davidson County, Tennessee, dated March 31, 1987 and recorded on April 03, 1987. The said Mathew C. Thomas having since died on December 3, 2007, leaving the said Deborah J. Thomas as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 6250, Page (s) 783 and 784, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5289, Page 687, and Book 6767, Page 456, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7477, Page 753 and Book 7477, Page 782, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Placid Court, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 19th DAY OF AUGUST, 2015.

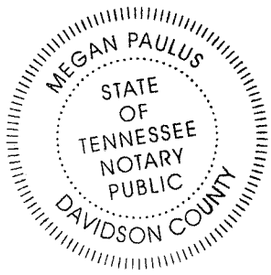
Deborah J. Thomas by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBORAH J. THOMAS, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBORAH J. THOMAS.

Witness my hand and official seal, this the 19th of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Summit Title & Escrow, LLC
6465 Quail Hollow Road, Suite 103
Memphis, TN 38120
(901)881-8600

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)