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: 09/02/15 12:07 3 pgs
Fees:18.00 Taxes:555.37
20150902-0089402

WARRANTY DEED

Effective as of August 31, 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, **Heather Doughtie now known as Heather Pace, married,** 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 276, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown on plat of record in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445, Book 8110, Page 401 and Book 8181, Page 112 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. 20100903-0070108 in the Register's Office of Davidson County, Tennessee. John Richard Pace, husband of Heather Pace, joins in the execution of this deed for the purpose of transferring, conveying, and waiving any and all right, title, or interest he may have in the herein described property.

This property is unencumbered except for building lines, restrictions, dedications, conditions, reservations, easements and other matters shown as recorded in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112; boundary survey of Chitwood Downs P.U.D. in Book 6900, Page 405; declaration of covenants, conditions and restrictions recorded in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393; charter of Chitwood Downs Homeowners Association in Book 7431, Page 204; charter of Hampton Park Homeowners Association in Book 8517, Page 762, and amended in Book 8833, Page 216; easement recorded in Book 7460, Page 930 and Book 7489, Page 515; all 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 Nashville, Tennessee on this 28th day of August, 2015.

GRANTOR:

John Richard Pace

Heather Pace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **John Richard Pace and Heather Pace**, 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 28th day of August, 2015.

Notary Public

ANITA ZECEVIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

9-11-2017

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 1116 Dawnwood Drive Old Hickory, TN 37138 Mail tax bills to: MUPR 3 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 063160B19400CO	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 $150,100.00. AFFIANT Subscribed and sworn to before me this 31st day of August, 2015. NOTARY PUBLIC Commission expires: 3/19/19

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 03-19-19

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)