Davidson County DEEDWARR
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Fees:18.00 Taxes:582.75
20161026-0113188

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

WARRANTY DEED

Effective as of October 11, 2016, 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, **Elizabeth Patino de Gomez, 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 44, Section One, Hallmark, A cluster Lot Subdivision, as shown on plat of record in Instrument No. 20050315-0028142, 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 in Instrument No. **20100907/0071004,** in the Register's Office of **Davidson County**, Tennessee. The Grantor certifies that the herein property is strictly investment property and does not constitute as her homestead.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded Instrument No. 20050315-0028142; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051116-0138367; Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4706, Page 227; Charter of Hallmark Homeowners Association recorded at Instrument No. 20060224-0021895; Easement recorded in Instrument Nos. 20030519, 0067720, 0020416 and 0043248; all of record in the Register's Office of **Davidson County**, Tennessee; and **2016 City and 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 Davidson County, State of Tennessee on this 9th day of October, 2016.

GRANTOR:

Elizabeth Patino de Gomez

Elizabeth Patino de Gomez

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Elizabeth Patino de Gomez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that she executed the within instrument of hr own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson **County**, Tennessee this 9th day of October, 2016.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Stacey Denson Palmer
Notary Public

My Commission Expires:

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: **861 Pin Oak Drive** **Antioch, TN 37013** Mail tax bills to: MUPR 3 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Number: **164 08 0A 028.00**	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 $157,500.00. AFFIANT Subscribed and sworn to before me this 12th day of October, 2016. NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-18-19

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, Janet S. Hinrichs, 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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

