# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/16 12:07 3 pgs
Fees:18.00 Taxes:725.57
**20161026-0113189**

P-VRES-16-1572-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**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) | (NAME) | **53-9-B-162.00CO** |
| **5001 Plaza On The Lake, #200** | **8300 N. Mopac Expressway, #200** | |
| (ADDRESS) | (ADDRESS) | |
| **Austin, TX 78746** | **Austin, TX 78759** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAPITAL INVEST, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 152 on the Plan of Cumberland Station at Wilson Camp, Section Four, of record in Instrument Number 20041018-0124620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Capital Invest, LLC, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, Substitute Trustee, recorded August 31, 2016 in Instrument No. 20160831-0091622 and further being the same property conveyed to Marveya L. Gooch, unmarried, by Warranty Deed from Alicia Teasley, unmarried, recorded May 1, 2013 in Instrument No. 20130501-0043553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20041018-0124620;
- Covenants, Conditions and Restrictions of record in Book 10585, Page 496, Instrument No. 20011015-0012096 amended and supplemented in Instrument Nos. 20020722-0087864, 20020919-0114055, 20020919-0114056, 20031030-0159798, 200310300159799, 20041115-0136852, 20041115-0136853, 20060213-0017249, 20061024-0131768 and 20061024-0131769;
- HOA Charter of record in Instrument No. 20011017-0113082;
- Deed of common areas to HOA of record in Instrument No. 20041115-0136855;
- Storm Water Detention Agreement of record in Instrument No. 20031114-0166975, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1572 Joe Pyron Dr., Madison, Tennessee 37115**.

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 17th DAY OF OCTOBER, 2016.

Capital Invest, LLC

BY: _____, Sole Member
Aziz Ashurov
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aziz Ashurov, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Capital Invest, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of October, 2016.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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.

Janet S. Hinrichs

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

