WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

My Comm. Exp. 10-19-19

P-CB-16-3213-T

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 Lake, #200**	(NAME) **8300 N. Mopac Expressway, #200**	**150-07-0-130.00**
(ADDRESS) **Austin, TX 78746**	(ADDRESS) **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, **AVERY EWING, MARRIED,** 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. 111, The Country, Section Four-A, of record in Plat Book 5200, Pages 138 and 139, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Avery Ewing by Warranty Deed from Adam Ott and wife, Michelle Renae Nielsen Ott, recorded June 10, 2010 in Instrument No. 20100610-0044896, Register's Office for Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 138 and 139, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 5404, Page 770, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3213 Autumn Drive, 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.

Davidson County DEEDWARR
Recvd: 11/07/16 10:27 3 pgs
Fees:18.00 Taxes:518.00
20161107-0117541

Witness my/our hand(s) this the 25th DAY OF OCTOBER, 2016.

Avery Ewing by John Gleaves, Attorney in Fact

Avery Ewing by John Gleaves,
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 AVERY EWING, and who acknowledged he/she/they executed the same as the free act and deed of the said AVERY EWING.

Witness my hand and official seal, this the 25th of October, 2016.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

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.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

