WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $143,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3356N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
MUPR 3 ASSETS, LLC	MUPR 3 ASSETS, LLC	162-12-0A-062.00-CO
5001 Plaza On The Lake, #200	8300 N. Mopac Expressway, #200	
Austin, TX 78746	Austin, TX 78759	

Davidson County DEEDWARR
Recvd: 06/06/17 08:45 3 pgs
Fees:18.00 Taxes:530.95
20170606-0056255

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KHEE REH AND HAY MEH, HUSBAND AND WIFE

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, A 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. 62 on the Plan of Final Plat of Brittany Park, Phase II of record in Plat Book 9700, Page 796, 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 Manzura Ismoilova by Special Warranty deed from The Secretary of Veterans Affairs of record in Instrument No. 20130226-0019220 Register's Office for Davidson County, Tennessee, dated February 19, 2013 and recorded on February 26, 2013 . (Value of consideration shown in aforementioned deed $56,000.00.)

Being the same property conveyed to Khee Reh and Hay Meh, husband and wife by Warranty deed from Manzura Ismoilova, single of record in Instrument No. 20150603-0051822 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on June 03, 2015. (Value of consideration shown in aforementioned deed $124,999.00.) Being also known as 1104 Brittany Park Lane Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2017, a lien not yet due and payable.
9. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee.
10. Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page 998, Register's Office for Davidson County, Tennessee.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10016, Page 870, as amended in Book 10772, page 988, Book 11398, page 4 and Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee, 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.

12. Charter of Brittany Park Subdivision Homeowners' Association of record in Book 10016, Page 900 to Page 891, in the Register's Office for Davidson County, Tennessee.

13. Deed for Open Space/Common Area of record in Book 10021, Page 60, Book 10789, page 173 and 11398, page 193, in the Register's Office for Davidson County, Tennessee.

14. Agreement of record in Book 9938, Page 753, in the Register's Office for Davidson County, Tennessee.

15. Easements of record in Book 4202, Page 787 and Book 8113, Page 849, in the Register's Office for Davidson County, Tennessee.

16. Restrictions of record as Instrument Number 20130226-0019220 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

17. Subject to rights of others in and to the common areas and/or elements.

This is property known as 1104 Brittany Park Lane, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 23rd day of May, 2017.

Khee Reh

Hay Meh

Hay Meh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KHEE REH AND HAY MEH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2017.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21



File #: 17-3356N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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, R. Alan Alsobrook, 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: 3/19/19

Notary's Seal (If on paper)

