Davidson County DEEDWARRSP
Recvd: 07/20/17 11:41 6 pgs
Fees:33.00 Taxes:817.58
20170720-0073392

File Number: AMTPG-17-2-250

After Recording Return To:
Westcor Investor Services
600 West Germantown Pike, Ste. 450
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Safari One Asset Company, LLC, a Delaware Limited Liability Company, C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 25, 2017, by and between **MUPR 3 ASSETS LLC, a Delaware Limited Liability Company**, whose mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, hereinafter grantor, and party of the first part, for $220,966.68 (Two Hundred Twenty Thousand Nine Hundred Sixty Six Dollars and Sixty Eight Cents) in consideration paid grants with covenants of limited warranty to **Safari One Asset Company, LLC, a Delaware Limited Liability Company**, hereinafter grantee, party of the second part, whose tax mailing address is **C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $220,966.68 (Two Hundred Twenty Thousand Nine Hundred Sixty Six Dollars and Sixty Eight Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **Attached Exhibit A**.

Parcel ID: SEE ATTACHED EXHIBIT A

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 25, 2017:

MUPR 3 ASSETS LLC, a Delaware Limited Liability Company

By: _____

Name: Karen McConnell

Its: Authorized Signer

STATE OF Texas

COUNTY OF Travis

Before me, Andrew Cimino, a Notary Public of said State and County aforesaid, personally appeared Karen McConnell its Authorized Signer on behalf of **MUPR 3 ASSETS LLC, a Delaware Limited Liability Company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be _____ of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he or she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such _____.

Witness my hand and seal, this ____ day of _____.

_____
Notary Public

My Commission Expires 1/6/2021

ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $220,966.68
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Montgomery

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 220.966.68 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of July, 2017.

Affiant

Gavin A. Jones
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018

(Seal)

Notary Public

My commission expires:

2/19/18

Steven Travascio
Print Name

CTIC# _____

EXHIBIT A

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.

BEING the same which Heather Doughtie now known as Heather Pace, married by Deed dated August 31, 2015 and recorded September 2, 2015 in the County of Davidson, State of Tennessee in Instrument No. 20150902-0089402 conveyed unto MUPR 3 ASSETS, LLC.
Property Address: 1116 DAWNWOOD DR., OLD HICKORY, TN 37138
Parcel Number: 063160B19400CO

True Copy Certification

I, Gavin A. Jones, 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.

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Steven Travascio, a notary public for this county and state, Gavin Jones 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: 2/19/18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018