Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Y Johnson Davidson County
Batch# 183624 DEEDWARR
01/14/2019 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190114-0003636

WARRANTY DEED

Effective as of **January 11th, 2019,** 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, **PATRICIA M. MULHAIRE, f/k/a Patricia Mulhaire-Breeden,** an unmarried person, 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 47, on the plan of Section Two Harborview Final Phase, as shown on plat of record in Plat Book 9700, Page 708, 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. 20141229-0118160, in the Register's Office of **Davidson County**, Tennessee. Patricia M. Mulhaire affirms that she is the same person as Patricia Mulhaire-Breeden.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 9700, Page 708, Book 6900, Page 577; easements of record in Book 5795, Page 181, Book 5856, Page 80, Book 5856, Page 84 and in Book 10937, Page 376; Declaration of Covenants, Conditions and Restrictions of record in Book 10125, Page 494, Book 10344, Page 233, Book 10386, Page 334, Book 10316, Page 891, Book 7462, Page 503; Book 7513, Page 374; Book 10316, Page 886; and Annexation of record at Instrument Number 199912150303474, all in the Register's Office of Davidson County, Tennessee, and **2019 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 10th day of January, 2019.

GRANTORS:

Patricia M. Mulhaire

PATRICIA M. MULHAIRE,
f/k/a Patricia Mulhaire-Breeden

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared PATRICIA M. MULHAIRE, f/k/a Patricia Mulhaire-Breeden, 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 her own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 10th day of January, 2019.

Colleen Dright
Notary Public

My Commission Expires:
3/8/2022

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 117 New Haven Ct. Nashville, TN 37214 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **108-12-0B-252.00**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information or belief, the actual consideration for this transfer is $260,000.00. Patricia M. Mulhaire AFFIANT Subscribed and sworn to before me this 10th day of January, 2019. Colleen Dright NOTARY PUBLIC Commission expires: 3/8/2022

I, Susan P. Davis, 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, Karri S. Coffman, a notary public for this county and state, Susan P. Davis, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)