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

Karen Johnson Davidson County
Batch# 183945 DEEDWARR
01/15/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $971.25
20190115-0004141

WARRANTY DEED

Effective as of **January 14, 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, **JAMES RINGER, a/k/a James M. Ringer, and wife, JENNIFER L. RINGER, f/k/a Jennifer L. Dhein,** 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 296, HAMPTON PARK (FORMERLY KNOWN AS CHITWOOD DOWNS), as shown on plat of record in Plat Book 6900, Pages 550-552 and as corrected in Book 7462, Page 445 and Book 8110, Page 401 and as amended in Book 8181, Page 112, in the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all the property conveyed to Grantor by deed of record in Instrument No. 20150105-0000791, the Register's Office of **Davidson County**, Tennessee. James Ringer affirms that he is the same person as James M. Ringer. Jennifer L. Ringer affirms that she is the same person as Jennifer L. Dhein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hampton Park (formerly known as Chitwood Downs), as recorded in Plat Book 6900, Page 405, in Plat Book 6900, Pages 550-552 as corrected in Book 7462, Page 445 and in Book 8110, Page 401, and as amended in Book 8181, Page 112; Covenants, Conditions and Restrictions in Book 7351, Page 852, as amended in Book 7451, Page 739 and Book 8336, Page 393; easement for Flowage of record in Book 2247, Page 75; easement for Utilities of record in Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235 and Book 8657, Page 179; easements for Ingress and Egress of record in Book 8739, Page 991; and easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, Page 740, Book 11030, Page 743 and Book 11030, Page 785, all in the Register's Office of DAVIDSON County, Tennessee and 2019 DAVIDSON County 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 9th day of January, 2019.

GRANTORS:

JAMES RINGER,
a/k/a James M. Ringer

JENNIFER L. RINGER,
f/k/a Jennifer L. Dhein

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared James Ringer, a/k/a James M. Ringer, and Jennifer L. Ringer, f/k/a Jennifer L. Dhein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their 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 9 day of January, 2019.

AMY M. STEPP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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: 1436 Aaronwood Drive Old Hickory, TN 37138 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 63-16-B-214.00	**I, or** we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $262,500.00. AFFIANT Subscribed and sworn to before me this 14th day of January, 2019. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

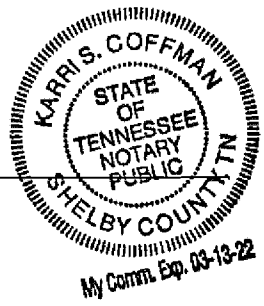
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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



MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)