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# 187882 DEEDWARR
01/24/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $934.25
20190124-0007033

WARRANTY DEED

Effective as of **January 18, 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, **SILESHI T. DEJANE, 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 175, PHASE 2, SECTION 1, LONG HUNTER CHASE, as shown on plat of record in Plat Book 7900, Pages 763-764, as corrected in Book 9473, Page 43, 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. 20130930-0102298, in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown in Plat Book 7900, Pages 763-764, as corrected in Book 9473, Page 43; Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 9430, Page 251, as amended in Book 9534, Page 938 and Book 9534, Page 942; easement for utilities, recorded in Book 2336, Page 532; Book 2338, Page 466; Book 4428, Page 568; Book 4446, Page 423; Book 4535, Page 351 and Book 4584, Page 201; easement for drainage ditch recorded in Book 4717, Page 515; easement for Water Main and Appurtenances, recorded in Book 8197, Page 288; 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 Arapahoe County, State of Colorado on this 17 day of January, 2019.

GRANTORS:

Sileshi Dejane

SILESHI T. DEJANE

STATE OF COLORADO
COUNTY OF ARAPAHOE

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **SILESHI T. DEJANE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he executed the within instrument of his 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 17 day of January, 2019.

WASIMA MUHAMMADI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019548
MY COMMISSION EXPIRES MAY 18, 2019

Notary Public

My Commission Expires:
05/18/2019

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4352 Cambridge Dr. Antioch, TN 37013 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 151-9-A-175.00	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 $252,500.00. Judy Linhoss AFFIANT Subscribed and sworn to before me this 17th day of January, 2019. NOTARY PUBLIC Commission expires: 3/19/19 R. ALAN ALSOBROOK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN My Comm. Exp. 03-19-19

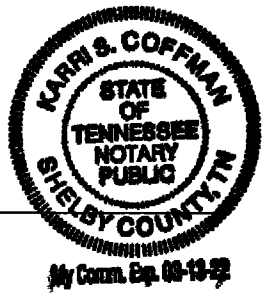
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)