Prepared by and return to:
Seth McNamee, Esq.
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Karen Johnson Davidson County
Batch# 219764 DEEDWARR
04/18/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $993.45
20190418-0035897

WARRANTY DEED

Effective as of **April 15, 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, **JOHN PRUNTY, II, a married 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 17, FINAL PLAT, SECTION ONE, HARBORVIEW, FINAL PHASE, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 192, 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 or part of the property conveyed to John Prunty, II and wife, Rosa Maria Prunty, by deed of record in Instrument Number 20071017-0123322, in the Register's Office of Davidson County, Tennessee. The said Rosa Maria Prunty died on September 9, 2014, leaving John Prunty, II as surviving tenant by the entireties. John Prunty, II affirms that he was continuously married to the said Rosa Maria Prunty from the date of the acquisition of the above-mentioned property until her death. Carol S. Batey-Prunty, wife of John Prunty, II, joins herein for the purpose of conveying any and all right, title and interest she could or may have in and to the above-described property, including, but not limited to, homestead and the elective share of a surviving spouse, but she does not join in the covenants and warranties of this instrument.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 192; Declaration of Covenants, Conditions and Restrictions of record in Book 10125, Page 494; Book 10344, Page 233; Book 10386, Page 334; Book 10316, Page 886; Book 10316, Page 891, and at Instrument Number 20160916-0097635, all of record 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 11th day of April, 2019.

GRANTORS:

x _____ x Carol S Batey Prunty

JOHN PRUNTY, II CAROL S. BATEY-PRUNTY

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared JOHN PRUNTY, II, and CAROL S. BATEY-PRUNTY, 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 11th day of April, 2019.

x _____
Notary Public

GLENDA R. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

My Commission Expires:
7.5.2021

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2300 Harborwood Pt. 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-212.00**	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 $268,500.00. x Carol S Batey Prunty AFFIANT Subscribed and sworn to before me this 11th day of April, 2019. x _____ NOTARY PUBLIC Commission expires: 7.5.2021

GLENDA R. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

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)

