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# 224173 DEEDWARR
04/30/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190430-0040002

WARRANTY DEED

Effective as of **April** 29**, 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, **MONICA PRUITT (formerly known as Monica Breedlove) and husband, RODNEY SCOTT PRUITT,** 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 No. 745 on the Plan of Phase IV, Somerset, of record in Book 7900, Pages 978 and 979, 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 Grantor by deed of record in Instrument No. 20180221-0016653, in the Register's Office of Davidson County, Tennessee. Monica Pruitt hereby affirms that she is the same person as Monica Breedlove.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Pages 978 and 979; Charter of Somerset Homeowners Association, Inc. in Book 7661, Page 37; By Laws of Somerset Homeowners Association, Inc. in Book 7619, Page 679 and amended in Book 9509, Page 363, Book 9647, Page 472 and Instrument Number 20090513-0044145; Declaration of Covenants, Conditions and Restrictions in Record Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 10404, Page 641 and Instrument Number 20060405-0039162 and as amended in Book 9509, Page 363, Book 9647, Page 472, Instrument Number 20090513-0044145 and Book 7661, Page 37, 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 29th day of April, 2019.

GRANTORS:

Monica Pruitt
MONICA PRUITT

Rodney Scott Pruitt
RODNEY SCOTT PRUITT

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared MONICA PRUITT and RODNEY SCOTT PRUITT, 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 29th day of April, 2019.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires:
7-8-22

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3769 Seasons 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: 150-12-0A-084.00	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 $255,000.00. Judy Linross AFFIANT Subscribed and sworn to before me this 29th day of April 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)

