Karen Johnson Davidson County
Batch# 226578 DEEDWARR
05/06/2019 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $793.65
20190506-0042429

Prepared By
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0800

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Josh Terry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of April, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
MUPR 3 ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	MUPR 3 ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	075120A08800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Emmy Hendrick, Trustee of The Lane Family Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUPR 3 ASSETS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Greer Meadows at Cedar Creek, Section 2 of record in Plat Book 9700, Page 601, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 601 and Declaration of Covenants, Conditions and Restrictions of record in Book 10802, Page 402, in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County taxes, not yet due and payable '.

Certificate of Trust is attached hereto as Exhibit "A".

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5113 Greer Station Drive, Nashville, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20190122-0005670 in the Register's Office of **Davidson County**, Tennessee.

Dated this the 24th day of April, 2019.

Emmy Hendrick, Trustee of The Lane Family Trust

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emmy Hendrick, Trustee of The Lane Family Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of April, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 03.23.21

Prepared by:
Quality Service Trust
P.O. Box 160772
Nashville, TN 37216

EXHIBIT "A"

CERTIFICATE OF TRUST

The undersigned Trustee(s), being first duly sworn, on oath state:

1. The name of the trust is The Lane Family Trust; and was in existence on January 18th, 2019.

2. The date of the trust instrument is January 18th, 2019;

3. The name(s) of each original Trustee is/are:
   Emmy Hendrick

4. No successor trustee was appointed.

5. A third party may rely on the authority of one or more trustees without proof of their succession.

6. The trustees are authorized by the instrument to sell, convey, pledge, mortgage, lease, or transfer title, to any interest in real or personal property,

7. The trust instrument has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect.

8. Any person may rely upon this Certificate of Trust as proof of the existence of the Trust, and is relieved of any obligation or duty to verify that any transaction entered into by the Trustee(s) is consistent with the terms and conditions of the Trust.

9. Certificate of Trust is executed as evidence of the existence of the Trust, the terms and conditions of which are incorporated herein by reference. By the terms of the Trust, in the event of the death, resignation, or incapacity of the Primary Trustee(s), the Successor trustee(s) shall become acting trustee(s) without further act, bond, or order.

The statements contained in the Trust Certificate are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit the powers of the trustees to sell, convey, pledge, mortgage, lease, or transfer title to interests in real or personal property.

Emmy Hendrick, Trustee

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)

