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# 230103 DEEDWARR
05/15/2019 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20190515-0045700

WARRANTY DEED

Effective as of **May** 8, **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, **CITY CONSTRUCTION & DEVELOPMENT, LLC,** 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 63, on the plan of SOUTHFORK, SECTION ONE, of record in Book 6250, Pages 384 and 385, as amended in Book 6656, Page 217; Book 6690, Page 48; and Book 6690, Page 51, in the Register's Office of Davidson County, Tennessee, to which 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. 20190307-0021218, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Southfork, Section One, in Plat Book 6250, Pages 384-385, and amended in Book 6656, Page 217, Book 6690, Page 48, and Book 6690, Page 51; Declaration of Covenants, Conditions and Restrictions in Book 6596, Page 797; Charter of Southfork HOA of record in Book 6790, Page 998; and Storm Water Detention Agreement as set forth in instrument recorded in Book 6566, Page 208, 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 Memphis, Tennessee on this 8th day of May, 2019.

GRANTOR:

CITY ~~CON~~STRUCTION & DEVELOPMENT, LLC

By: _____
Barton Thomas, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Shelby

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Barton Thomas., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for CITY CONSTRUCTION & DEVELOPMENT, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of Barton Thomas. for the company as Authorized Signatory.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on the 8th day of May, 2019.

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

_____
Notary Public

My Commission Expires:

New Owner Name and Address
MUPR 3 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
4221 Brackenwood Dr.
Old Hickory, TN 37138

Mail tax bills to:
MUPR 3 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Number:
064-09-0-223.00

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 $247,000.00

_____
AFFIANT

Subscribed and sworn to before me this 8th day of May, 2019.

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

_____
NOTARY PUBLIC

Commission expires: July 3, 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)

