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# 233217 DEEDWARR
05/22/2019 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $789.95
20190522-0048487

WARRANTY DEED

Effective as of **May 20, 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, **MEGAN SEXTON (formerly Megan Sutton), 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 3, Plan of Revision of Lots 1, 2, 3 & 4, Revised Cedar Creek, Phase 1 Planned Unit Development, as shown on plat of record in Plat Book 6050, Page 467, 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 Number 20120517-0042864, in the Register's Office of Davidson County, Tennessee. Megan Sexton affirms that she is the same person as Megan Sutton named in the referenced Deed. Stefan N. Sexton, husband of Megan Sexton, joins herein for the purpose of conveying any and all right, title and interest he could or may have in and to the above-described property arising from his marriage to the said Megan Sexton, including but not limited to, homestead and the elective share of a surviving spouse, but he does not join in the warranties and covenants of this Warranty Deed.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat as recorded in Plat Book 6050, Page 467; Declaration of Covenants, Conditions and Restrictions recorded in Book 7768, Page 238, amended in Book 7945, Page 901; and HOA Charter of record in Book 8414, Page 69, 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 Clark County, State of Nevada on this 20th day of May, 2019.

GRANTORS:

MEGAN SEXTON (formerly Megan Sutton)

STEFAN N. SEXTON

STATE OF Nevada
COUNTY OF Clark

SHARA BRADLEY
Notary Public - State of Nevada
County of Clark
APPT. NO. 18-3852-1
My App. Expires Oct. 17, 2022

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared MEGAN SEXTON (formerly Megan Sutton) and STEFAN N. SEXTON, 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 20th day of May, 2019.

Shara Bradley
Notary Public

My Commission Expires:

10/17/22

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 108 Scotts Creek Circle Hermitage, TN 37076 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 075120A00300	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 $213,500.00. AFFIANT Subscribed and sworn to before me this 20th day of May, 2019. NOTARY PUBLIC Commission expires: 10/17/22

STATE OF TENNESSEE

COUNTY OF SHELBY

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 $213,500.00

Judy Linhoss

AFFIANT

SUBSCRIBED AND SWORN TO before me this the 20th day of May, 2019.

NOTARY PUBLIC

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

My Commission Expires:

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)

