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# 234969 DEEDWARR
05/28/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190528-0049859

WARRANTY DEED

Effective as of **May** 21 **, 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, **OPENDOOR PROPERTY J, 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 No. 302, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, Page 550-552, and as corrected by Certificate of Correction of record in Book 7462, Page 445, and Amendment to change name in Book 8181, Page 112, 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. 20190412-0033766, 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 as recorded in Plat Book 6900, Pages 550-552, and as corrected by Certificate of Correction of record in Book 7462, Page 445, and Amendment to change name in Book 8181, Page 112; Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852, Book 7451, Page 739 and Book 8336, Page 393; and easement recorded in Book 7460, Page 930, Book 7489, Page 515 and in Book 8657, Page 179, all 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 Dallas, Texas on this 23 day of May, 2019.

GRANTOR:

OPENDOOR PROPERTY J LLC

By: _____

Name and Title: Kyiesha Smith
Authorized Signer

STATE OF Texas

COUNTY OF Dallas

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Kyiesha Smith, 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 Opendoor Property J, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of Kyiesha Smith for the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on the 23 day of May, 2019.

Notary Public

My Commission Expires: 4-5-2022

ASHLEY PRIOR
Notary ID #131518400
My Commission Expires
April 5, 2022

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

Property Address:
1460 Aaronwood Drive
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:
063160B22000

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

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 $245,000.00.

Judy Linhoss
AFFIANT

Subscribed and sworn to before me this 24th day of May, 2019.

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)

