Karen Johnson Davidson County
Batch# 236863 DEEDWARR
05/31/2019 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190531-0051691

WARRANTY DEED

SUSAN PACK DAVIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm Exp. 08-14-22

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

Judy Linhoss
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-14-22

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1011LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
MUPR 3 ASSETS, LLC	MUPR 3 ASSETS, LLC	
5001 Plaza on the Lake #200	5001 Plaza on the Lake	108 12 0B 209.00
Austin, TX 78746	#200 Austin, TX 78746	

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 ACKNOWLEDGE, WE,

SHERI SALMON AKA SHERI SALMON RICHARDSON, UNMARRIED

HEREINAFTER CALLED 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:

Being Lot No. 14, on the Plan of Final Plat Section One, Harborview, Final Phase, of record in Plat Book 9700, Page 192, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheri Salmon, unmarried by Warranty Deed from Justin L. Wimsatt, recorded on the 5th day of March, 2003 in Instrument No. 20030305-0029085, in the Register's Office of Davidson County, Tennessee.

"This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 192; easements of record in Book 5658, Page 984, Book 5795, Page 181, Book 5856, Page 80, Book 5807, Page 381, Book 6147, Page 886, Book 6147, Page 893, Book 8068, Page 723, Book 7390, Page 270, Book 10937, Page 376, Book 5856, Page 84; Declaration of Covenants, Conditions and Restrictions of record in Book 10125, Page 494, Book 10344, Page 233, Book 10386, Page 334, Book 10316, Page 891; and 2019 Davidson County and, Tennessee, real estate taxes, not yet due and payable."

This is improved property known as 2312 Harborwood Pt, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 28th day of May, 2019.

Sheri Salmon, aka *

*Sheri Salmon Richardson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SHERI SALMON RICHARDSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 2019.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

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)