THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420354**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Shelby) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00 Affiant Subscribed and sworn to before me, this 30th day of May, 2019 Notary Public My Commission Expires: July 3, 2021

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

Karen Johnson Davidson County
Batch# 238212 DEEDWARR
06/04/2019 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190604-0052884

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
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	183-05-0A-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E Morris and Julia Morris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MUPR 3 ASSETS, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 436, Phase One, Section Two, October Woods, as shown on plat of record in Book 9700, Page 54-55, in the Register's Office, 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. 20140528-0045900, 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 54-55; easements of record in Book 7900, Page 909; Declaration of Covenants, Conditions and Restrictions of record in Book 9840, Page 276, Book 9840, Page 259, Book 9840, Page 267, Instrument Number 20000425-0041127; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable

This is improved property located at 3613 Applewood Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

Richard E Morris

Julia Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard E Morris and Julia Morris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)

