Karen Johnson Davidson County
Batch# 247997 DEEDWARR
06/25/2019 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $809.19
20190625-0061297

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **June 19th, 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 C, LLC, a Delaware Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of SECTION FIVE, THE COUNTRY of record in Book 5200, Page (s) 271 and 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all or part of the property conveyed to Grantor by deed of record in Record Book 20190516, Page 0046247, 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 5200, Page 271-272 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 18 day of June, 2019.

GRANTOR:

OPENDOOR PROPERTY C, LLC

By: _____

Name and Title: Nicholas Krause
Authorized Signer

STATE OF TENNESSEE
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Nicholas Krause, 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 C, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of Nicholas Krause 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 18 day of June, 2019.

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

_____ Notary Public

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

Property Address:
3109 Country Meadow Rd,
Antioch, TN 37013

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

Parcel I.D. Number:
150-07-0-200.00

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 $218,700.00.

_____
AFFIANT

Subscribed and sworn to before me this 19th day of June, 2019.

_____
NOTARY PUBLIC

Commission expires: 8-14-22

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

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)

