Karen Johnson Davidson County
Batch# 252051 DEEDWARR
07/03/2019 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,015.65
20190703-0064824

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 27th, 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, **Daniel Fusco and Mary Fusco, husband and wife,** 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. 181 on the plan of Phase 3, Section 10, October Woods, a Residential Planned Unit Development of Record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20180423-0037914, 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 20040114 -0005885, Easement in Book 8443, Page 75, Agreement in Book 9771, Page 560, Agreement in Book 10010, Page 50, Agreement in Book 10951, Page 709; Declaration of Covenants, Conditions and Restrictions in Book 9840, Page 276; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503; Instrument No. 19991206-0300152; Instrument No. 20040121-0008040, By-Laws in Book 9840, Page 267, Charter in Book 9840, Page 259, Open Space in Quit Claim Deed at Instrument No. 20000425-0041127, 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.

GRANTOR

X _____
Daniel Fusco

X _____
Mary Fusco

STATE OF Tennessee
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Daniel Fusco and Mary Fusco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his own free act and deed for the purposes therein contained.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on the 26th day of June, 2019.

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

_____
Notary Public

My Commission Expires:

New Owner Name and Address to:

MUPR 3 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
7149 Smokey Hill Dr, Antioch, TN 37013

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

Parcel I.D. Number:

183-05-0A-392.00

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 $274,500.00.

_____
AFFIANT

Subscribed and sworn to before me this 27th day of June, 2019.

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

_____
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)

