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

Karen Johnson Davidson County
Batch# 265288 DEEDWARR
08/01/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20190801-0076184

WARRANTY DEED

Effective as of **July** 29, **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, **Thwang Khat Suan, a married man** 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 29, PHASE 1, FOREST COVE, as shown on plat of record in Plat Book 9700, Pages 754-755, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Grantor's wife, **Suan S. Vung**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that she has in the property by virtue of her marriage to Grantor, but does not join in the warranties contained herein.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20160308-0022154, in the Register's Office of Davidson C ounty, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 754-755 ; Plat Book 11317, Page 737; Declaration of Covenants, Conditions and Restrictions recorded in Record Book 11149, Page 641, Book 11313, Page 436, Book 11595, Page 877; all of record 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 andreal 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 Davidson County, State of Tennessee, this the 29 day of July, 2019.

GRANTOR:

Thwang Khat Suan

Suan S. Vung

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Thwang Khat Suan and Suan S. Vung**, with whom I am personally acquainted (orproved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation thathe/she/they executed the within instrument of his/her/their own free act and deed for the purposes thereincontained.

WITNESS my hand and seal, at office in State and County named herein this the 29 day of July, 2019.

BRANDI RENEE WOLFROM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

May 2, 2022

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 1413 Cane Ct., Nashville, TN 37217 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 149-12-0B-015.00	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 **$220,000.00.** AFFIANT Subscribed and sworn to before me this 30 day of July, 2019. NOTARY PUBLIC Commission expires: 8-14-22

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

I, Stevie Friesth, 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, Stevie Friesth, 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)

