THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621377**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires: 8-14-22

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

Karen Johnson Davidson County
Batch# 265315 DEEDWARR
08/01/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190801-0076216

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78748	MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78748	Tax Parcel ID No. 150-14-0D-044.00-CO

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, **Elmoeiz Elfaki, married** ("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:

Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Lot 128, Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision as shown on plat of record in Instrument No. 20070612-0070162, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elmoeiz Elfaki, an unmarried man by Warranty deed from Keeneland Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20101102-0087551 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 02, 2010.

Charisse Elfaki joins in this conveyance to convey any and all interest in the subject property marital or otherwise.

This conveyance is made subject to subdivision restrictions, building lines and easements of record at Instrument Number 20070612-0070162; Declaration of Covenants, Conditions and Restrictions of record at Instrument Nos. 20050428-0047256, 20100329-00223418, 20180921-0093579, 20100329-0023419; Easement of record at Instrument Number 20080312-0024884; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable."

This is improved property located at 4715 Backstretch Boulevard 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 29th day of July, 2019.

Elmoeiz Elfaki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elmoeiz Elfaki, 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 29th day of July, 2019.

Notary Public

My Commission Expires: 01/17/21

Charisse Elfaki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charisse Elfaki, 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 29th day of July, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

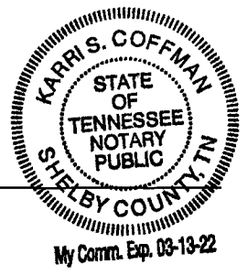
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)