Karen Johnson Davidson County
Batch# 266522 DEEDWARR
08/05/2019 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20190805-0077156

WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF ~~July~~ August, 2019.

Notary Public

MY COMMISSION EXPIRES: July 3, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-98

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MUPR 3 ASSETS, LLC	MuPR 3 ASSETS, LLC	063-16-0B-010.00-C
(NAME) 5001 Plaza on the Lake, 200	(NAME) 5001 Plaza on the Lake, 200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marie Euna Jane Burnley**, a married woman, a/k/a Marie E.J. Burnley (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **MUPR 3 ASSETS, LLC** (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 10, HAMPTON PARK, FORMERLY CHITWOOD DOWNS, as shown on plat of record in Plat Book 6900, Page 550-553, as corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas J. Burnley and wife, Marie E.J. Burnley from Alton S. Minton and wife, Renee Minton, by Warranty Deed of record as Instrument No. 20010706-0072209, Register's Office, Davidson County, Tennessee; and being the same property conveyed to Marie Euna Jane Burnley from Thomas J. Burnley, by Quitclaim Deed, of record as Instrument No. _20190805007715 5_, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth on Exhibit "A" attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is improved property located at 309 Aaronwood Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Mike Seestadt joins in this conveyance to convey any marital interest he may have in the Property, but does not make any representations, warranties or covenants.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 2nd day of July, 2019.

GRANTOR:

Marie Euna-Jane Burnley

Marie Euna Jane Burnley

Mike Seestadt

STATE OF TX)

COUNTY OF Travis)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Marie Euna Jane Burnley and Mike Seestadt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 19 day of July, 2019.

Notary Public

My Commission Expires: 7/11/20

CURTAVIOUS PHELPS
Notary Public, State of Texas
Comm. Expires 07-11-2020
Notary ID 13073127-0

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Real property taxes for for the year 2019 and thereafter, a lien not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMPTON PARK, FORMERLY CHITWOOD DOWNS, as recorded in Plat Book 6900, Page(s) 550-553, as corrected in Book 7462, Page 445 and Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office, Davidson County, Tennessee.
3. Subject to the matters of record on the Boundary Plat of record in Plat Book 6900, Page 405, Register's Office, Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852, as amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office, Davidson County, Tennessee.
5. Instruments of record in Book 8207, Page 276, Book 8951, Page 797, Register's Office, Davidson County, Tennessee.
6. Easement for Sewer and Storm Drainage, recorded in Book 11030, Page 740, Book 11030, Page 743, and Book 11030, Page 785, in the Register's Office of Davidson County, Tennessee.
7. Easement for Public Utilities, recorded in Book 8007, Page 235, in the Register's Office of Davidson County, Tennessee.
8. Easement for Water and Sewer Pipelines, recorded in Book 7460, Page 930 and Book 7489, Page 515, in the Register's Office of Davidson County, Tennessee.
9. Easement for Flowage, recorded in Book 2247, Page 75, in the Register's Office of Davidson County, Tennessee.
10. Easement for Ingress and Egress, recorded in Instrument No. 20001002-0096889, in the Register's Office of Davidson County, Tennessee.
11. Deeds of Open Space of record in Book 8207, Page 276 and Book 8951, Page 797, in the Register's Office of Davidson County, Tennessee
12. Any encroachments, encumbrances, or adverse circumstances affecting the Property that would be disclosed by an accurate and complete survey.

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)

