NEW OWNER:
MUPR 3 ASSETS, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

SEND TAX BILLS TO:

MUPR 3 ASSETS, LLC
5001 Plaza on the Lake, #200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-344

MAP & PARCEL
098-02-0-065.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 269962 DEEDWARR
08/12/2019 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20190812-0080240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Karen L. Bly, a single person** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **MUPR 3 ASSETS, LLC** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phase II B, Roxborough East of record in Plat Book 7900, Page 601, and amended in Book 8250, Page 359, and Certificate of Correction in Book 9153, Page 487 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason P. Bly and wife, Karen L. Bly by Warranty Deed from Edward D. Campbell and wife, Teresa G. Campbell of record in Instrument No. 20060309-0027477 Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on March 09, 2006. Further being the same property conveyed to Karen L. Bly by Quitclaim Deed from Jason P. Bly of record in Instrument No. 20160111-0002519 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 11, 2016.

Being also known as 5416 Roxborough Point, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

THIS PROPERTY is being conveyed in "AS-IS" physical condition with all faults, if any.

THIS CONVEYANCE is made subject to all subdivision restrictions, building lines, and easements of record in Plat Book 7900, Page 601, amended in Book 9153, Page 487; Declarations of Covenants, Conditions, and Restrictions of record in Book 8727, Page 739; Easements of record in Book 1174, Page 694; and the 2019 Davidson County, Tennessee real estate taxes not yet due and payable.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 8th day of August, 2019.

Karen L. Bly

Karen L. Bly

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Karen L. Bly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of August, 2019.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-24-21

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The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

AFFIANT

Sworn to and subscribed to before me this 12th day of August, 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

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

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)