Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 275516 DEEDWARR
08/22/2019 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190822-0084723

WARRANTY DEED

Effective as of **August 20th, 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, **Quentin R. Greene and Raven K. Greene, 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. 191 on the Plan of Long Hunter Chase, Phase 2, Section 1, of record in Book 7900, Page 763-764, Register's Office for Davidson County, to which Plan reference is made for a complete description.

Being the same property conveyed to Quentin R. Greene and Raven K. Greene, by Warranty Deed from Robert Scott Cunningham and wife, Darlene Cunningham, of record in Instrument No. 20070305-0026781, in the Register's Office of Davidson County, Tennessee, dated February 28, 2007 and recorded on March 05, 2007.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page(s) 763-764 and Book 7900, Page 595; Declaration of Covenants, Conditions and Restrictions recorded in Book 9430, Page 251 and Annexation recorded in Book 9534, Page 942; Charter for Long Hunter Chase Homeowners Association of record in Book 9433, Page 953; Easement for Sewer, recorded in Book 9588, Page 930; Quitclaim of Common Areas to the Long Hunter Chase Homeowners' Association of record in Book 9432, Page 792, Register's Office for Davidson County, Tennessee; Easement for Water Main, recorded in Book 8197, Page 288; Easement for Utility, recorded in Book 9661, Page 919; Grant of Transmission Line Easement to the United State of America, being 150 feet wide, of record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee Declaration of Taking of record in Book 4446, Page 423, said Register's Office and Judgement of record in Book 4535, page 351, said Register's Office for a 150 feet wide easement for the use of the Tennessee Valley Authority; Easement for Sanitary Sewer, recorded in Book 9988, Page 793; Conveyance of Water Main of record in Book 9988, Page 821, Register's Office for Davidson County, Tennessee, all of record in the Register's Office of **Davidson County**, Tennessee; **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(S):

Quentin R. Greene

Raven K. Greene

STATE OF Tennessee
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Quentin R. Greene and Raven K. Greene,** 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/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 19 day of August, 2019.

ZACHARY STAHL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires:

March 1, 2023

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 4420 Benchmark Dr. Antioch, TN 37013 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 151-09-0A-191.00	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 $280,000.00. AFFIANT Subscribed and sworn to before me this 21 day of August, 2019. NOTARY PUBLIC Commission expires: 2/28/23

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-28-23

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)

