WARRANTY DEED

Karen Johnson Davidson County
Batch# 283026 DEEDWARR
09/09/2019 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $947.20
20190909-0090996

W-VRES-19-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/28/23
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MUPR 3 ASSETS, LLC	**MUPR 3 ASSETS, LLC**	
(NAME)	(NAME)	
5001 Plaza On The Lake, #200	**5001 Plaza On The Lake, #200**	**172-08-0A-107.00**
(ADDRESS)	(ADDRESS)	
Austin, TX 78746 **Phone:(512)851-8911**	**Austin, TX 78746** **Phone:(512)851-8911**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN CARTER BEALL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section Two-A, Hunters Branch, Planned Unit Development of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, 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 Ryan Carter Beall, an unmarried man by Warranty Deed from Gary Ishee and Kimberly Ishee, husband and wife of record in Instrument No. 20170913-0093455 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 13, 2017.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6250, Page 819, amended at Book 6815, Page 77; Declaration of Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Book 6632, Page 424, Book 8923, Page 318, Book 6632, Page 429, Book 6612, Page 885; Easements of record in Book 7893, Page 324, Book 7893, Page 403, Book 7893, Page 407; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This is **improved** property known as: **1505 Hunters Branch Road, Nashville, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 29th DAY OF AUGUST, 2019.

Ryan Carter Beall by John Gleaves, Attorney in Fact

Ryan Carter Beall by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RYAN CARTER BEALL, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN CARTER BEALL.

Witness my hand and official seal this the 29th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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)