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# 283068 DEEDWARR
09/09/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190909-0091059

WARRANTY DEED

Effective as of **September 3rd, 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, **Wagih Khalil and Teriza Ebrahim, 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:

Lot 30, SECTION TWO, LAKE TOWNE PARK, as shown on plat of record in Plat Book 6900, Page 111, 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 Wagih Khalil and Teriza Ebrahim by Warranty Deed from Michael Shea Koenig, married, of record in Instrument No. 20171229-0132128, in the Register's Office of Davidson County, Tennessee, dated December 28, 2017 and recorded December 29, 2017.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 111; Covenants, Conditions and Restrictions at Book 7030, Page 566, 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):

Wagih Khalil
Wagih Khalil

Teriza Ebrahim
Teriza Ebrahim

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Wagih Khalil and Teriza Ebrahim,** 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 30 day of August, 2019.

JUAN MENDOZA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

May 09 2023

New Owner Name and Address to: **MUPR 3 ASSETS, LLC** 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3321 Oak Timber 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: 150-10-0-177.00	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 $215,000.00. AFFIANT Subscribed and sworn to before me this 3rd day of September, 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

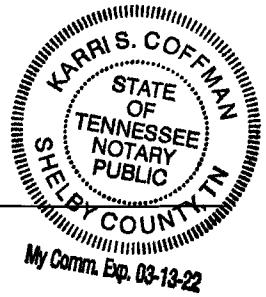
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)