Karen Johnson Davidson County
Batch# 286572 DEEDWARR
09/16/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190916-0093828

WARRANTY DEED

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

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF September, 2019.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MUPR 3 ASSETS, LLC	SEND TAX BILLS TO: MUPR 3 ASSETS, LLC	MAP-PARCEL NUMBERS
(NAME) 5001 Plaza On The Lake, #200	(NAME) 5001 Plaza On The Lake, #200	174 11 0 A 402.00 CO
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Keena McDaniel and Clifton McDaniel, wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUPR 3 ASSETS, LLC,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A 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. 337 on the plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 20060216-0018813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keena McDaniel and Clifton McDaniel, wife and husband, by Warranty Deed from CIP, LLC, A Tennessee Limited Liability Company of record in Instrument Number 20170724-0074481, Register's Office for Davidson County, Tennessee, dated July, 21, 2017 and recorded on July 24, 2017. (Value or consideration shown in aforementioned deed $249,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANE RIDGE FARMS, PHASE SIX, SECTION TWO, as recorded in Instrument No's. 20060216- 0018813 and 20060531-0063598. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103 and amendment in Instrument No's. 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20100526-0040558 and Assignment Declarant Rights recorded in InstrumentNo. 20120524-0045182. Easement for Grant of Transmission Line Easement, recorded in Book 4420, Page 36 and Book 4428, Page 565. Cane Ridge Farms Homeowners Association, INC Charter in Instrument No. 20010815-008360. Easement recorded in Instrument No. 20020123-0009340. Agreement for Dedication of Easement for Water Mains, Access Road, Power Linesand Appurtenances as set forth in instrument recorded in Book 5078, Page476, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 3165 Skinner Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of September, 2019.

Keena McDaniel

Clifton McDaniel

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Keena McDaniel and Clifton McDaniel, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019

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)

