Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $231,500.00.

Affiant

Subscribed and sworn to before me this 13th day of September, 2019.

Notary Public
My Commission Expires: 2/28/23

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

19-0293

Address of New Owner:	Send Tax Bills to:	Tax Information:
MUPR 3 ASSETS, LLC	MUPR 3 ASSETS, LLC	
5001 Plaza On The Lake, #200	5001 Plaza on the Lake #200	150-14-0A-001.00
Austin, TX 78746	Austin, TX 78746	

Karen Johnson Davidson County
Batch# 290870 DEEDWARR
09/25/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $856.55
20190925-0097425

WARRANTY DEED

For and in 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, I

Deborah D. Brown, a married woman,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

MUPR 3 ASSETS, LLC,

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Final Plat of Calumet, a Planned Unit Development, Phase One, record in Plat Book 6900, Page 673, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah D. Brown, a married woman by Warranty Deed dated June 15, 2015 and recorded June 16, 2015 from James W. Johnson, an unmarried man and Adam R. Deland, an unmarried man, recorded June 16, 2019 at Instrument No. 20150616-0057412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4068 Calumet Drive, Antioch, TN 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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

The husband of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that he may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 13th day of September, 2019.

Deborah D. Brown

James T. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah D. Brown and James T. Brown, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of September, 2019.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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)

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