Name and Address of New Owner:
MUPR 3 ASSETS, LLC
5001 Plaza on the Lake, #200, Austin, TX 78746

Send Tax Bills To:
MUPR 3 ASSETS, LLC
5001 Plaza on the Lake, #200, Austin, TX 78746

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 063-12-0-047.00

Karen Johnson Davidson County
Batch# 290874 DEEDWARR
09/25/2019 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190925-0097429

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert L. Lucas and wife, Bobbie C. Lucas**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MUPR 3 ASSETS, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Southfork, Section Two, as of record in Book 6250, Page 386, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6250, Page 386; Declaration of Covenants, Conditions and Restrictions of record in Book 6906, Page 733, Book 8291, Page 955, Book 6790, Page 998; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

Being the same property conveyed to Robert L. Lucas, by Quitclaim Deed from Patricia A. Lucas, recorded October 25, 1999, of record in Book 11716, Page 139, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4504 S Trace Blvd., Nashville, Tennessee 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2019.

Robert L. Lucas

Bobbie C. Lucas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Robert L. Lucas and Bobbie C. Lucas

On this 26th day of August, 2019, before me personally appeared * , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2019.

Notary Signature
My commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of August, 2019.

Notary Public
My commission expires: 2/28/23
File No. 2019-530

R. ALAN ALSOBROOK NOTARY PUBLIC STATE OF TENNESSEE 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)

