**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# 291405 DEEDWARR
09/25/2019 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $730.75
20190925-0097648

# WARRANTY DEED

Effective as of **September 16th, 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, **Cody Wayne Calvin and wife, Tracey Nichole Taylor,** 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 7, Pitts Avenue Subdivision, as shown on plat of record in Plat Book 5210, Page 132, as amended in Book 7591, Page 540, 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 Cody Wayne Calvin and Tracey Nichole Taylor by Warranty Deed from Richard Buckner; Candi Fry, Jennifer Satterfield and Russ Buckner; being all the heirs-at-law of Joyce Ellen Buckner, deceased, of record in Instrument No. 20040204-0013523, in the Register's Office of Davidson County, Tennessee, dated January 29, 2004 and recorded on February 04, 2004.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 5210, Page 132 and Plat Book 7591, Page 540 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):

Cody Wayne Calvin

Cody Wayne Calvin

Tracey Nichole Calvin

Tracey Nichole Taylor

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Cody Wayne Calvin and Tracey Nichole Taylor,** 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 13 day of September, 2019.

Karen L Osment

Notary Public

My Commission Expires:

9-7-21

KAREN L. OSMENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | |
|---|---|
| New Owner Name and Address to:<br>MUPR 3, ASSETS LLC<br>5001 Plaza On the Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>101 Cassie Bell Dr<br>Old Hickory, TN 37138<br><br>Mail tax bills to:<br>MUPR 3 ASSETS, LLC<br>5001 Plaza On the Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers:<br>053-16-0-139.00 | 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 ~~$~~197,500.00.<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 17th day of September, 2019.<br><br>NOTARY PUBLIC<br><br>Commission expires: July 3, 2021 |

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

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)

