WARRANTY DEED

KAREN MIEHE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-20-2021

W-ELAM-19-1225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MUPR 3 ASSETS, LLC	MUPR 3 ASSETS, LLC	
(NAME) **5001 Plaza on the Lake, Ste 200**	(NAME) 5001 Plaza on the Lake, #200	**150-12-0A-147.00-CO**
(ADDRESS) **Austin, TX 78746**	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPENCER L. WASHINGTON, JR. AND WIFE, KIMBERLEY R. WASHINGTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 639 on the Plan of Final P.U.D. Plan, Phase V-C Somerset of record in Plat Book 7900, Page 592, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spencer L. Washington, Jr. and wife, Kimberley R. Washington by Warranty Deed from James L. Cole and wife, Pam Cole of record in Instrument No. 20050901-0104920 Register's Office for Davidson County, Tennessee, dated August 30, 2005 and recorded on September 01, 2005.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 7900, Page 592; Declaration of Covenants, Conditions and Restrictions of record in Book 7619, Page 647, Amended in Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826; Supplement at Book 8201, Page 770; Amendment at Book 8708, Page 630; Supplement at Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572 Book 9245, Page 332, Book 9696, Page 654, Book 10404, Page 641; Amendment at Book 20060405, Page 0039162, Somerset HOA By-Laws at Book 7619, Page 679; Amendment to By-Laws at Book 9509, Page 363, Book 9647, Page 472, Book 20090513, Page 0044145; HOA Charter at Book 7661, Page 37; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This is **improved** property known as: **1225 Qualse Moor East, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 300948 DEEDWARR
10/15/2019 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20191015-0105552

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2019.

Spencer L. Washington, Jr.

Kimberley R. Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SPENCER L. WASHINGTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLEY R. WASHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)