Karen Johnson Davidson County
Batch# 302904 DEEDWARR
10/21/2019 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20191021-0107214

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is 225,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2019. Notary Public My commission expires: July 3, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MUPR 3 ASSETS, LLC	MUPR 3 ASSETS, LLC	**063-16-B-029.00CO**
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746	Austin, TX 78746	

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, WE,

Christy Anne Chowbay, Caleb N. Chowbay, and Patrick N. Chowbay, the heirs at law of Kamaldyal Mahendra Chowbay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUPR 3 ASSETS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 29 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550-552 and Certificate of Correction in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, amended at Book 24, Page 250, 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 Kamaldyal Mahendra Chowbay, unmarried, by Warranty Deed, from Fox Ridge Homes, Inc., dated November 30, 1992, of record in Book 8802, Page 644, Register's Office for Davidson County, Tennessee. Kamaldyal Mahendra Chowbay died on November 29, 2018. Pursuant to Affidavits of Heirship of record in Book 20191021010721 1 _____, and Book 20191021010721 2_____, and Book 20191021010721 3_____, Kamaldyal Mahendra Chowbay died without leaving a Last Will and Testament and was survived by his wife, Christy Anne Chowbay, and sons, Caleb N. Chowbay and Patrick N. Chowbay.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 7351, Page 852, amended in Book 7451, Page 739, Book 8181, Page 112 and Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 7431, Page 204, amended in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 6900, Page 405, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to HOA of record in Book 8207, Page 276, Register's Office for Davidson County, Tennessee.
Easement for Ingress and Egress of record in Book 7460, Page 930, Book 7489, Page 515, Book 8739, Page 991, Book 8951, Page 179, Register's Office for Davidson County, Tennessee.
Easement for Public Utilities of record in Book 8007, Page 235, Register's Office for Davidson County, Tennessee.
Flowage Easement of record in Book 2247, Page 75, Register's Office for Davidson County, Tennessee.

Articles of Organization of HOA of record in Book 8517, Page 762, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1668 Aaronwood Drive, Old Hickory, TN 37138.

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 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/our hand(s) this 16th day of October, 2019.

Christy Anne Chowbay

Caleb N. Chowbay

Patrick N. Chowbay

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Christy Anne Chowbay, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of October, 2019.

Notary Signature

My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Patrick N. Chowbay, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of October, 2019.

Notary Signature

My commission expires: 11-23-20

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Caleb N. Chowbay, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 16 day of October, 2019.

My Commission Expires: 11-23-20

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **19-338**

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)