**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# 308163 DEEDWARR
10/30/2019 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20191030-0111294

# WARRANTY DEED

Effective as of **October 28, 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, **Larry A. Propst, unmarried,** 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:

> Land in Davidson County, Tennessee, being Lot No. 173, Phase 1-A, Section Two, Harborview, of record in Book 6900, Pages 756-758, Register's Office of said County, to which Plat reference is made for a complete description.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. **20140512-0040595** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Book 6900, Page 756-758, amended at Book 9096, Page 764; declaration of covenants, conditions and restrictions recorded at Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 149, Book 7646, Page 147, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786, Book 7522, Page 339, Book 8263, Page 554, Book 8297, Page 376, Instrument No. 20160523-0050983; easements of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886, Book 6147, Page 893, Book 5658, Page 984, Book 8068, Page 723, Book 7390, Page 270; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 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.

**WITNESS** the Grantor's hand in Davidson County, State of Tennessee on this 25th day of October, 2019.

GRANTORS:

Larry A. Propst

**STATE OF** Tennessee
**COUNTY OF** Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Larry A. Propst,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of 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 25th day of October, 2019.

NATHAN TUSING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
11/8/22

| | |
|---|---|
| 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>3456 Harborwood Ct.<br>Nashville, TN 37214<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>**108 120B 043.00** | 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 **$290,000.00**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 29th day of October, 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)