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# 308173 DEEDWARR
10/30/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $919.45
20191030-0111321

WARRANTY DEED

Effective as of **October 16, 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, **James Anderson and wife, Sherri Anderson,** 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 34, Resubdivision of Lots 34 and 35, Southfork, Section Two, as shown on plat of record in Plat Book 8250, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument No. 2003911-0133308** 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 in Plat Book 8250, Page 89, Plat Book 6250, Page 386; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 6906, Page 733, Book 8291, Page 955, Book 6790, Page 998; easements of record at Book 6504, Page 406, Book 6566, Page 208; all of record in the Register's Office of **Davidson County**, Tennessee; and **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.

IN WITNESS the Grantor's hand in Wilson County, State of TN on this 14 day of October, 2019.

GRANTORS:

James Anderson

Sherri Anderson

STATE OF TN
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **James Anderson and Sherri Anderson,** 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 Wilson **County**, State of TN this 14 day of October, 2019.

BARBARA C PARRISH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Barbara C. Parrish
Notary Public

My Commission Expires:
1-7-2020

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4533 S. Trace Blvd. Old Hickory, TN 37138 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 063-12-0-035.00	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 $248,500.00. AFFIANT Subscribed and sworn to before me this 14 day of October, 2019. Barbara C. Parrish NOTARY PUBLIC Commission expires: 1-7-2020

BARBARA C PARRISH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)