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# 308519 DEEDWARR
10/30/2019 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191030-0111403

WARRANTY DEED

Effective as of **October 23, 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, **Zachery Walcher and Lacey W. Walcher, Husband and Wife,** 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 112, THE PENINSULA, PHASE THREE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 841, 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 Number 20101004-0078971** 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 9700, Page 841, Plat Bok 7900, Page 854; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 9564, Page 693, Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219, Book 11258, Page 85, Book 10973, Page 39, Book 11181, Page 371, Instrument Nos. 20000822-0083193 and 20030313-0033780; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 City of Davidson and 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 Davidson County, State of TN on this 22 day of October, 2019.

GRANTORS:

Zachery Walcher

Lacey W. Walcher

STATE OF TN.
COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Zachery Walcher and Lacey W. Walcher,** 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 Davidson County, State of TN this 22 day of October, 2019.

PATRICIA BEARD NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. June 20 2023

Notary Public

My Commission Expires:

June 20 2023

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4813 Peninsula Pointe Dr. Hermitage, TN 37076 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 097-16-0A-112.00	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 $275,000.00. AFFIANT Subscribed and sworn to before me this 25 day of October, 2019. NOTARY PUBLIC Commission expires: _____

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

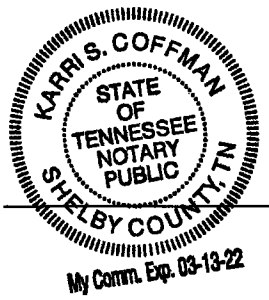
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)