BILL GARRETT, Davidson County
Trans:T20130075465 DEEDWARRSP
Recvd: 08/30/13 14:24 4 pgs
Fees:23.00 Taxes:101.75
20130830-0091972

Instrument prepared by: Terri Grona EH Pooled 413 LP Asset No: 1304025 / 13-1696 1905 Kramer Ln #B700 Austin, TX 78758 (512) 334-1400 By:	RETURN TO:	Grantee - New property owner and Send tax statements to: Carson W. Beck 4205 Gallatin Road Nashville, TN 37216

Parcel/Tax ID No: 050-07-0-026-00

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, made this August 28, 2013, by EH Pooled 413 LP, a Texas limited partnership, whose mailing address is 1905 Kramer Ln, Suite B700, Austin, TX 78758, Grantor, who conveys unto Carson W. Beck, whose mailing address is 4205 Gallatin Road, Nashville, TN 37216, Grantee;

WITNESSETH: That for and in consideration of the sum of Twenty-Seven Thousand Five Hundred and 00/100 ($27,500.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in **DAVIDSON** County, **TN**:

Property Address: 809 Brickmont Court, Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot(s) 140, as shown on the map entitled Section 5, Village by the Creek, of record in Plat Book 6250, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Source of Title Deed Instrument # 20130617-0061394.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.

IN WITNESS WHEREOF, EH Pooled 413 LP, a Texas limited partnership through its duly authorized officer caused this instrument to be signed this August 28, 2013.

Witness: Cassie Bedgood

Witness: Tandi Haggard

EH Pooled 413 LP
a Texas limited partnership
By: EH GP, LLC, a Texas LLC
Its: General Partner

By: Terri Grona
Name: Terri Grona
Title: Closing Specialist

STATE OF TEXAS;
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on August 28, 2013, by Terri Grona , being Closing Specialist of EH GP, LLC, a Texas limited liability company being general partner of EH Pooled 413 LP, a Texas limited partnership who is personally known to me, and has sworn to and acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

AMY OLIVARES
Notary Public, State of Texas
My Commission Expires
June 20, 2017

Notary Public: Amy Olivares
My commission expires: 06/20/2017

Tax Parcel No. 050-07-0-026-00 Recording Fee _____ Transfer Tax _____

Terri Grona , affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

For tax year 2013 and after, send tax statements to Grantee at: 4205 Gallatin Road, Nashville, TN 37216

OATH OF VALUE

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $27,500.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Terri Grona

State of Texas
County of Travis

Personally appeared before me, a notary public for this county and state, on August 28, 2013, Terri Grona, who is personally known to me and who acknowledges and has sworn to that this certification of is true and correct and whose signature I have witnessed.

Notary Public: Amy Olivares
My commission expires: 06/20/2017

