Davidson County	DEEDWARRSP
Recvd: 12/06/13 14:49	5 pgs
Fees:28.00 Taxes:168.35	
20131206-0124532	

Instrument prepared by:	RETURN TO:	Grantee - New property owner and Send tax statements to:
Cassie Zimbelman EH Pooled Investments LP Asset No: 1309040 / 13-1989 1905 Kramer Ln #B700 Austin, TX 78758 (512) 334-1400 By:		Martin Kerrigan 9436 Raven Hollow Road Brentwood, TN 37027

Parcel/Tax ID No: 043-09-0-126

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, made this November 6th, 2013, by EH Pooled Investments LP, a Delaware limited partnership, whose mailing address is 1905 Kramer Ln, Suite B700, Austin, TX 78758, Grantor, who conveys unto Martin Kerrigan, whose mailing address is 9436 Raven Hollow Road, Brentwood, TN 37027, Grantee;

WITNESSETH: That for and in consideration of the sum of Forty-Five Thousand Five Hundred and 00/100 ($45,500.00) 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: 411 Cumberland Ave, Madison, TN 37115

A certain tract or parcel or land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows: Being the West 60 feet of Lot Number 9 of Block E on the Plan of Woodlawn Estates, of record in Plat Book 843 at Page 82, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a more complete description.

Source of Title Deed Instrument # 20131025-0111550.

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 Investments LP, a Delaware limited partnership through its duly authorized officer caused this instrument to be signed this November 6th, 2013.

Witness: Stacie Wagner

Witness: Crystal McDade

EH Pooled Investments LP
a Delaware limited partnership
By: Visio Limited, a Texas Corporation
Its: General Partner

By: _____
Name: Cassie Zimbelman
Title: Closing Specialist

STATE OF TEXAS;
TRAVIS COUNTY:

The foregoing instrument was acknowledged before me on November 6th, 2013, by Cassie Zimbelman , being Closing Specialist of VISIO LIMITED, a Texas limited liability company being general partner of EH Pooled Investments LP, a Delaware 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.

TERRI A. GRONA
Notary Public, State of Texas
My Commission Expires
June 23, 2014

Notary Public: Terri A. Grona
My commission expires: 06/23/2014

Tax Parcel No. 043-09-0-126 Recording Fee _____ Transfer Tax _____

, 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 all taxes, send tax statements to Grantee at: 9436 Raven Hollow Road, Brentwood, TN 37027

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 $45,500.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Cassie Zimbelman

State of Texas
County of Travis

Personally appeared before me, a notary public for this county and state, on November 6th, 2013, Amielle Plouff, 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: Terri A. Grona
My commission expires: 06/23/2014

TERRI A. GRONA
Notary Public, State of Texas
My Commission Expires
June 23, 2014

True Copy Certification

I, Stacie Wagner, do hereby make oath that I am 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 and authenticated according to law.

Stacie Wagner

State of Texas
County of Travis

Personally appeared before me, a notary public for this county and state, on November 6th, 2013, Stacie Wagner, who is personally known to me and who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary Public: Terri A. Grona
My commission expires: 06/23/2014

