RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145250

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003651 DEEDWARR
Recvd: 01/15/15 10:11 2 pgs
Fees:13.00 Taxes:453.25
20150115-0004222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of January, 2015.

NOTARY PUBLIC

My commission expires: My Commission Expires: September 21, 2015

CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EPH 2 ASSETS, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX, 78746	EPH 2 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX, 78759	148-14-0-325.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars ($122,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LISA L. WISE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EPH 2 ASSETS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 3 on the Plan of Maple Valley Subdivision, Section One, as of record in Plat Book 6200, Page 477, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lisa L. Wise, unmarried, by Warranty Deed from Norma F. Hollabaugh and Charles F. Hollabaugh, husband and wife, dated April 13, 2007 and recorded April 20, 2007, of record in Instrument No. 20070420-0047325, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 148 Colemont Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of January, 2015.

Lisa L. Wise

LISA L. WISE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Lisa L. Wise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of January, 2015.

M. Menke

Notary Public

Megan Menke

Printed Notary Name

My commission expires: 5-8-2018

