Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-3003

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.

D. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF April, 2015.

Lynne Ward
Notary Public

Commission Expiration: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
EPH 2 ASSETS, LLC	EPH 2 ASSETS, LLC	
5001 Plaza on the Lake	8300 N. Mopac Expressway	
Suite 200	# 200	062020A01300C0
Austin, Texas 78745	Austin, Texas 78759	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Yvonne R. Jones and Herbert A. Jones, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EPH 2 ASSETS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 74-B on the Plan of River Trace Estates, Phase I, Section I as of record in Plat Book 6250, page 997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Yvonne R. Jones and Herbert A. Jones, Jr., husband and wife from Yvonne R. Roby N.K.A. Yvonne R. Jones by quit claim deed dated 09/11/2003, filed for record on 09/16/2003 in Instrument No. 20030916-0135802 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

BILL GARRETT, Davidson County
Trans:T20150026433 DEEDWARR
Recvd: 04/09/15 10:02 2 pgs
Fees:13.00 Taxes:462.50
20150409-0031191

This is improved property known as 2723 River Bend Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 30th day of April, 2015.

Yvonne R. Jones

Yvonne R. Jones

Herbert A. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvonne R. Jones and Herbert A. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of April, 2015.

Notary Public

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration:
My Commission Expires
March 20, 2018