Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6465 Quail Hollow Rd. #103
Memphis, TN 38120
(901) 881-8600

BILL GARRETT, Davidson County
Trans:T20150028989 DEEDWARR
Recvd: 04/17/15 10:34 2 pgs
Fees:13.00 Taxes:518.37
20150417-0034152

WARRANTY DEED

Effective as of April 13, 2015, 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, **SW LINEAR INVESTMENT GROUP, LLC**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **EPH 2 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 54, Resubdivision of LAKESIDE WOODS ESTATES, Section 2, Lots 54 and 55, as shown on plat of record in Plat Book 6050, Page 318, 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 deed of record at Instrument No. 20150116-0004478 in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 6050 Page 318; Restrictions in Book 6564 Page 740, and Book 7347 Page 82; all in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements of record in the Register's Office of Davidson County, Tennessee; and 2015 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.

WITNESS the Grantor's hand in Sarasota, ~~Tennessee~~ Florida on this 14 day of April, 2015.

GRANTOR:

SW LINEAR INVESTMENT GROUP, LLC

By: _____

Its: Manager Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Sarasota

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Philip Werma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that they are the Managing Member of SW LINEAR INVESTMENT GROUP, LLC, a Florida limited liability company, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2015.

_____
Notary Public

My Commission Expires:
4-3-17

GINA M. SUPONIC
Notary Public, State of Florida
Commission # FF 4688
My comm. expires April 3, 2017

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3365 Lakeside Place Hermitage, TN 37076 Mail tax bills to: EPH 2 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 08613000600	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 $140,100.00. _____ AFFIANT Subscribed and sworn to before me this 14 day of April, 2015. _____ NOTARY PUBLIC **My Commission Expires: September 21, 2015** Commission expires: _____

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY