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:T20150037005 DEEDWARR
Recvd: 05/13/15 10:28 2 pgs
Fees:13.00 Taxes:577.57
20150513-0043828

WARRANTY DEED

Effective as of May 11, 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, **Wade Woodruff and wife, Sarah Woodruff**, 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 55, Final Plan, Section One, OLD HICKORY HILLS, as shown on plat of record in Instrument No. 20011023-0115382, and amended in Instrument No. 20020213-0018960, 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. 20080508-0047872 in the Register's Office of Davidson County, Tennessee. Wade Woodruff is also known as Joseph W. Woodruff.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat 2011023-0115382 and 20020213-0018960; Declaration of Covenants, Conditions and Restrictions at Instrument No. 20020116-006750, as amended at 2010116-0091730; HOA Charter of record at Instrument No. 20020123-0009417; Easements of record at Instrument Nos. 20010306-0021333, 20030226-0025749, and 20001030-0107214; 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 Davidson County, Tennessee on this 8th day of May, 2015.

GRANTOR:

Wade Woodruff

Sarah Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Wade Woodruff and Sarah Woodruff, 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.

WITNESS my hand and seal this 8th day of May, 2015.

Melissa Melton
Notary Public

MELISSA MELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

November 5, 2018

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 7822 Rainey Drive Antioch, TN 37013 Mail tax bills to: EPH 2 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: 182060A05500C	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 $156,100.00. AFFIANT Subscribed and sworn to before me this 11th day of May, 2015. NOTARY PUBLIC Commission expires: My Commission Expires: September 21, 2015

CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY