# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045808 DEEDWARR
Recvd: 06/10/15 12:42 2 pgs
Fees:13.00 Taxes:564.25
20150610-0054796

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,500.00.**

Affiant

Subscribed and sworn to before me this 10th day of June, 2015.

Notary Public
My Commission expires: ~~My Commission Expires~~ September 21, 2015
(Affix Seal)

CHRISTINA BOATWRIGHT NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| EPH 2 ASSETS, LLC | EPH 2 ASSETS, LLC | 064-09-0-170.00 |
| 5001 Plaza On The Lake, #200 | 8300 N. Mopac Expressway, #200 | |
| Austin, TX 78 | Austin, TX 78759 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lavinia Artavia and Gustavo Artavia**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **EPH 2 ASSETS, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 10 on the plan of Southfork, Section One, of record in Plat Book 6250, page 384 and 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Lavinia Artavia and Gustavo Artavia, by deed from Robert Braswell, on September 15, 2005, of record in Instrument Number 20060921-0117064, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **400 Brannon Hill Court, Old Hickory, TN 37138**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this June 8, 2015.

**Lavinia Artavia**

**Gustavo Artavia**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gustavo Artavia and Lavinia Artavia** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 8, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY