Davidson County DEEDWARR Recvd: 06/22/15 16:20 3 pgs Fees:18.00 Taxes:584.60 **20150622-0059730**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 158,000.00 Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My commission expires: **September 21, 2015**

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EPH 2 ASSETS, LLC	**EPH 2 ASSETS, LLC**	**151010A06500CO**
5001 PLAZA ON THE LAKE, #200	**8300 N. Mopac Expressway, #200**	
AUSTIN, TX 78746	**AUSTIN, TX 78759**	

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 ACKNOWLEDGE, WE,

Patricia Johnson and Wesley Johnson, wife and husband

HEREINAFTER CALLED 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:

Land situated in the City of Antioch, Davidson County, Tennessee, described as: Being Lot Number 65 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patricia Johnson and Wesley Johnson, wife and husband by Special Warranty Deed from GMAC Mortgage Corporation dated 12/16/11 and recorded on 01/30/12 in Instrument No. 20120130-0008180, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3436 Bridgeton Cv, Antioch, TN 37013.

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 in 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/our hand(s) this 19th day of June, 2015.

Patricia Johnson

Wesley Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patricia Johnson and Wesley Johnson, the within named Grantor(s), 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, at office, this 19th day of June, 2015.

Notary Public

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016

My Commission Expires: 3-01-16

I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Christina Boatwright, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES: My Commission Expires: September 21, 2015

Notary's Seal (If on paper)