Davidson County DEEDQC
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Fees:42.00 Taxes:0.00
20160406-0032965

Prepared By:
Seth M. McNamee, Esq.
The McNamee Firm, P.C.
6465 Quail Hollow Rd, Suite 103
Memphis, TN 38120
(901) 758-1051

Return to:
Karen McConnell
Main Street Renewal, LLC
8300 N. Mopac Expressway, Suite 200
Austin, TX 78759
(512) 851-8911

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that EPH 2 ASSETS, LLC (herein the "Grantor"), for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, release, remise, quitclaim and convey unto US SFE ASSET COMPANY 2, LLC, (herein the "Grantee") all of its title and interest in and to the following described real estate located in Davidson County, Tennessee:

See Exhibit "A" attached hereto.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

This deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed, or has caused this Quitclaim Deed to be executed by and through its duly authorized representative, this 19 day of February, 2016.

GRANTOR:

EPH 2 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: Kim Magel
Kim Magel
Its: Vice President – Control Management

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Kim Magel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Vice President – Control Management of **Main Street Renewal LLC**, which is the Authorized Signor of the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of February, 2016.

Notary Public

My commission expires: 7/31/2017

MELODY CENNO
Notary Public, State of Texas
Comm. Expires 07-31-2017
Notary ID 4994750

VALUE AFFIDAVIT

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 Zero Dollars ($0.00).

Affiant

Subscribed and sworn to before me this the 25 day of February, 2016.

Notary Public

My Commission Expires: _____

JAMES F DUGGAN
NOTARY PUBLIC
EXPIRES
GEORGIA
MAY 7 2016
FULTON COUNTY

Property Addresses: See Exhibit "A"

Name and Address of Grantee,
and Mail Tax Bills to: US SFE ASSET COMPANY 2, LLC
c/o Main Street Renewal, LLC
8300 N. Mopac Expressway, Suite 200
Austin, TX 78759

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip Code	County
1	AM-753790	400 BRANNON HILL CT	OLD HICKORY	TN	37138	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS:	400 BRANNON HILL CT, OLD HICKORY, TN, 37138
COUNTY:	DAVIDSON
CLIENT CODE:	AM-753790
TAX PARCEL ID/APN:	064-090-17000

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.

THIS BEING THE SAME PROPERTY CONVEYED FROM LAVINIA ARTAVIA AND GUSTOVA ARTAVIA TO EPH 2 ASSETS, LLC BY DEED RECORDED ON 06/10/2015, IN INSTRUMENT NUMBER 20150610-0054796, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Certificate of Authenticity

I, Jennifer Slifkin, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Brenda Jeanne Young, a notary public for this county and state, Jennifer Slifkin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

BRENDA JEANNE YOUNG NOTARY PUBLIC PICKENS COUNTY, GA Exp. Jan. 26, 2018