This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $175,100.00.

Affiant

Subscribed and sworn before me this the 26th day of May, 2016.

Notary Public
My commission expires:

ARVINIA L. STRANGE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-30-2018

Davidson County DEEDWARR
Recvd: 06/07/16 09:57 3 pgs
Fees:18.00 Taxes:647.87
20160607-0057214

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
EPH 2 ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX, 78746	EPH 2 ASSETS, LLC 8300 N. Mopac Expressway, #200 Austin, TX, 78759	042-16-0A-003.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FREDRICK D. CAWTHON AND WIFE, SHENIKA R. CAWTHON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EPH 2 ASSETS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hickory Chase of record in Plat Book 7900, Page 973, in the Register's Office for Davidson County, Tennessee. To which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fredrick D. Cawthon and wife, Shenika R. Cawthon by Warranty Deed from Vinicius Santos of record in Instrument No. 20111007-0078317 Register's Office for Davidson County, Tennessee, dated September 27, 2011 and recorded on October 07, 2011

(Value of consideration shown in aforementioned deed $114,500.00.) Being also known as 405 Hickory Chase Drive Madison, Tennessee 371153669.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 405 Hickory Chase Drive, Madison, TN 37115-3669.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 26th day of May, 2016.

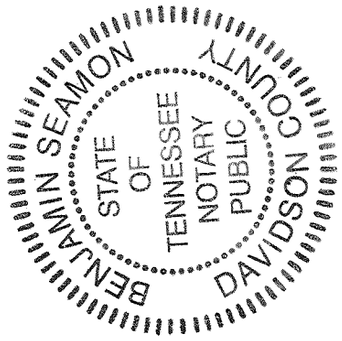
Fredrick D. Cawthon

Shenika R. Cawthon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fredrick D. Cawthon and Shenika R. Cawthon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2016.



Notary Public
My commission expires: 9-10-2018

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, Pamela Oppenhuizen, 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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

