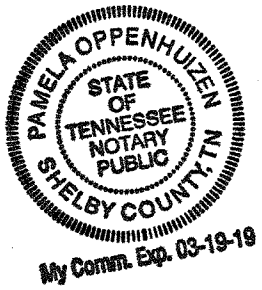
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EPH 2 ASSETS, LLC	EPH 2 ASSETS, LLC	08607008800
(NAME)	(NAME)	
5001 Plaza On The Lake, #200	8300 N. Mopac Expressway, #200	**Davidson County DEEDWARR** **Recvd: 06/22/16 13:51 3 pgs** **Fees:18.00 Taxes:596.07** **20160622-0063686**
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cameron Keith Holder**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **EPH 2 ASSETS, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105, on the Final P.U.D. Plan, Planned Unit Development, Phase II, Jackson's Retreat, of record in Plat Book 5200, Page 673, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cameron Keith Holder and Natasha Raj Holder, husband and wife, by Warranty Deed from Wade T. Bowling, unmarried, filed for record on February 6, 2015 at Instrument Number 20150206-0011569, said Register's Office. Natasha Raj Holder having since died April 6, 2016, vesting property solely to Cameron Keith Holder.

All matters shown on the plat of record in Book 5200, Page 673 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, as Book 5741, Page 360, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions recorded, as Book 6176, Page 939, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. By-Laws of Jackson's Retreat Homeowners' Association recorded on May 14, 1981 in Book 5745, Page 294 in the Register's Office for Davidson County, Tennessee. Charter of Jackson's Retreat Homeowners' Association recorded on May 14, 1981 in Book 5745, Page 283 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 409 Scenicway Knob, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), its successors and/or 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 9th day of June, 2016.

Cameron Keith Holder

State of Tennessee
County of Wilson

Personally appeared before me Cameron Keith Holder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2016.

Notary Public
My Commission Expires: 8-14-17

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

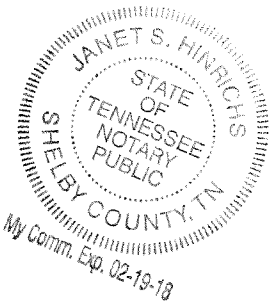
I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, 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)