Send Tax Statements To:
EPH 2 ASSETS, LLC
8300 N. Mopac Expressway
Austin, TX 78759

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., #16
Murfreesboro, TN 37129

Name and Address of New Owner:
EPH 2 ASSETS, LLC
5001 Plaza on the Lake, Ste 200
Austin, TX 78746

Davidson County DEEDWARR
Recvd: 10/26/16 12:08 3 pgs
Fees:18.00 Taxes:6166.43
20161026-0113191

Map/Parcel No. 176-05-0C-008.00CO
Map/Parcel No. 176-05-0C-009.00CO
Map/Parcel No. 176-05-0C-010.00CO
Map/Parcel No. 176-05-0C-011.00CO
Map/Parcel No. 176-05-0C-016.00CO
Map/Parcel No. 176-05-0C-017.00CO
Map/Parcel No. 176-05-0C-018.00CO
Map/Parcel No. 176-05-0C-020.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN,** have this day bargained and sold and hereby transfer and convey unto**, EPH 2 ASSETS, LLC, their** heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Being all of Lot Nos. 8, 9, 10, 11, 16, 17, 18 and 20, on the plan of Waterbrooke, according to plat and survey appearing of record in Instrument No. 20050914-0110516, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and description of said lot.

Being the same property conveyed to Amnon Shreibman, by deed from Nir Homes, Inc, dated June 30, 2016, appearing of record in Instrument No. 20160701-0067357 and Instrument No. 20160701-0067358; also by deed from FirstBank, a Banking Institution, dated January 11, 2011, appearing of record in Instrument No. 20110114-0003966, and corrected in Instrument No. 20110309-0018756, all of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20050929-0117387; Easement for Stormwater Detention Agreement of record in Instrument No. 20040817-0099381; Homeowners Association Charter of record in Instrument No. 20050930-0117672; Quitclaim Deed for Common Area of record in Instrument No. 20061017-0128575; and to any and all matters shown on said plat and survey of record in Instrument No. 20050914-0110516; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances**,** estate and title thereunto belonging unto the said **EPH 2 ASSETS, LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of September, 2016.

AMNON SHREIBMAN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Amnon Shreibman,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 30 day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 1/24/17

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,666,602.53, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 30th day of September, 2016.

NOTARY PUBLIC
My Commission Expires:

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-19-18

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)

