After Recording Return To:
Westcor Investor Services
600 W. Germantown Pike, Suite 450
Plymouth Meeting, PA 19462

Davidson County DEEDWARRSP
Recvd: 06/01/17 09:11 8 pgs
Fees:43.00 Taxes:5535.14
20170601-0054283

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Safari One Asset Company, LLC, a Delaware Limited Liability Company, C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
SEE ATTACHED EXHIBIT A

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th of April, 2017, by and between **EPH 2 Assets, LLC, a Delaware Limited Liability Company**, whose mailing address is **5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, hereinafter grantor, and party of the first part, for $**1,495,984.51** (**One Million Four Hundred Ninety-Five Thousand Nine Hundred Eighty-Four Dollars and 51/100**) in consideration paid grants with covenants of limited warranty to **Safari One Asset Company, LLC, a Delaware Limited Liability Company**, hereinafter grantee, party of the second part, whose tax mailing address is **C/o 5001 Plaza on the Lake, Suite 200, Austin, TX 78746**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $**1,495,984.51** (**One Million Four Hundred Ninety-Five Thousand Nine Hundred Eighty-Four Dollars and 51/100**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **SEE ATTACHED EXHIBIT A**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 27, 2017:

EPH 2 Assets, LLC, a Delaware Limited Liability Company

By: Main Street Renewal

Name: Its Authorized Signor

By: Karen McConnell

Its: Karen McConnell

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, Andrew Cimino, a Notary Public of said State and County aforesaid, personally appeared Karen McConnell its Authorized Signor on behalf of Main Street Renewal the Authorized Signor on behalf of **EPH 2 Assets, LLC, a Delaware Limited Liability Company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Authorized Signor of Main Street Renewal the within named Grantor, Party of the First Part and Bargainor, a Delaware LLC corporation, and that he or she as such Authorized Signor executed the foregoing instrument for the purpose therein contained, by signing the name of EPH2 Assets, LLC, by himself or herself as such Authorized Signor,.

Witness my hand and seal, this 27 day of April.

Andrew Cimino

Notary Public

My Commission Expires 1/6/21

ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $1,495,984.51
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Montgomery

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,495,984.51 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of May, 2017.

Affiant

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018

Gavin A. Jones
Print Name

(Seal)

Notary Public

My commission expires:

2/19/18

Steven Travascio
Print Name

CTIC# _____

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE: LAND IN DAVIDSON COUNTY. TENNESSEE BEING LOT NO. 235 ON THE
PLAN OF OLD HICKORY HILLS. PHASE TWO. SECTION THREE OF RECORD IN INSTRUMENT NO. 20040420-0044507. CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20041021-0126628. REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE.
PROPERTY ADDRESS: 7912 RAINEY DR., ANTIOCH, TN 37013
PARCEL NUMBER: 182060A22500CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/1/2016 as Doc# 20160801-0078816 in the Register's
Office of Davidson County, Tennessee.

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING ALL OF LOT NO. 152, HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) OF RECORD IN BOOK 6900, PAGE 550, 551
AND 552 AND CERTIFICATE OF CORRECTION OF RECORD IN BOOK 7462, PAGE 445 AND BY AMENDMENT TO CHANGE NAME OF RECORD IN BOOK 8181, PAGE 112, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBYMADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND
DESCRIPTION OF SAID LOT.
PROPERTY ADDRESS: 536 GRANWOOD BLVD., OLD HICKORY, TN 37138
PARCEL NUMBER: 063 16 0B 093.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 8/1/2016 as Doc# 20160801-0078816 in the Register's
Office of Davidson County, Tennessee.

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.
PROPERTY ADDRESS: 409 SCENICWAY KNOB, HERMITAGE, TN 37076
PARCEL NUMBER: 8607008800

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 6/22/2016 as Doc# 20160622-0063686 in the Register's
Office of Davidson County, Tennessee.

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. 263 ON THE PLAN OF PEPPERTREE FOREST, SECTION 15
AS OF RECORD IN PLATBOOK 7900, PAGE 574,REGISTER'S OFFICE FOR SAID COUNTY,
TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
PROPERTY ADDRESS: 5005 TRAILWATER DR., ANTIOCH, TN 37013
PARCEL NUMBER: 176 02 0 041.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 6/22/2016 as Doc# 20160622-0063687 in the Register's
Office of Davidson County, Tennessee.

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. 374 ON THE PLAN OF SECTION EIGHT, PEPPERTREE FORREST, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 7900, PAGE
652, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE
PROPERTY.
PROPERTY ADDRESS: 4409 STONEVIEW DR., ANTIOCH, TN 37013
PARCEL NUMBER: 165 13 0A 192.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 6/22/2016 as Doc# 20160622-0063688 in the Register's
Office of Davidson County, Tennessee.

A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THERETO, IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 118 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE 3 OF RECORD INPLAT BOOK 6900, PAGES 391, 392 AND 393,REGISTER'S OFFICE
FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. THIS REAL PROPERTY BEING ALL OR PART OF THE PROPERTY CONVEYED TO GRANTOR BY DEED OF RECORD IN INSTRUMENT NO. 20160321-0026368, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS

PROPERTY IS UNENCUMBERED EXCEPT FOR BUILDING LINES, SUBDIVISION RESTRICTIONS AND EASEMENTS OF RECORD IN PLAT BOOK 6900, PAGES 391, 392 AND 393; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7032, PAGE 733 AS AMENDED IN BOOK 7067, PAGE 739 AND BOOK 10097, PAGE 390 AND INSTRUMENT NO. 20010504-0046048; STORM WATER DETENTION AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6865, PAGE 79; ALL
OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND 2016 DAVIDSON COUNTY, TENNESSEE REAL ESTATE TAXES AND IS BEING CONVEYED SUBJECT TO THOSE TAXES AND REAL ESTATE TAXES AND ASSESSMENTS FOR ALL SUBSEQUENT YEARS.
PROPERTY ADDRESS: 701 ROCKY MOUNTAIN CT., ANTIOCH, TN 37013
PARCEL NUMBER: 135140A05900CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 5/3/2016 as Doc# 20160503-0043399 in the Register's
Office of Davidson County, Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.23 PHASEONE, CALUMET,
OF RECORD IN PLAT BOOK 6900, PAGE 673, REGISTER'S OFFICE FOR SAID COUNTY,
TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
PROPERTY ADDRESS: 4073 CALUMET DR., ANTIOCH, TN 37013
PARCEL NUMBER: 150 14 0A 023.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed Recorded 12/5/2016 as Doc# 20161205-0127522 in the Register's
Office of Davidson County, Tennessee.

True Copy Certification

I, Cedar McCredie, 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 Pennsylvania

County of Montgomery

Personally appeared before me, Steven Travascio, a notary public for this county and state, Cedar McCredie 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: 2/19/18
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN TRAVASCIO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires February 19, 2018