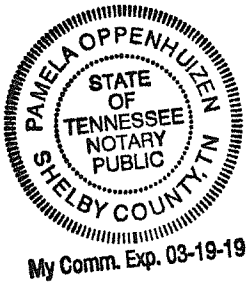
WARRANTY DEED



My Comm. Exp. 03-19-19

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MLJ ESCROW, LLC 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: EPH 2 ASSETS, LLC	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		16409001400
(NAME)	(NAME)	
5001 Plaza On The Lake, #200	EPH 2 ASSETS, LLC	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	8300 Mopac Expressway #200	Davidson County DEEDWARR Recvd: 07/26/17 12:59 4 pgs Fees:23.00 Taxes:684.50 **20170726-0075691**
Phone: 512-851-8911	Austin, TX 78759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Vivian Robertson, an unmarried woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EPH 2 ASSETS, LLC** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A

unimproved ☐

This is improved ☑ property, known as 216 Crosshaven Court, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 21st day of July, 2017.

Vivian Robertson

State of Tennessee
County of Williamson

Personally appeared before me Vivian Robertson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2017.

Notary Public
My Commission Expires: 7-6-20

File No.: 1704068

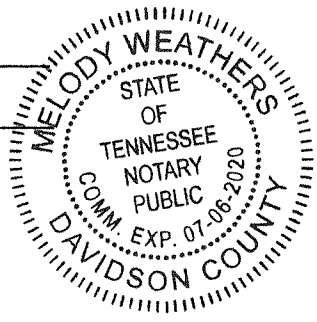


Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 294, on the Plan of Asheford Crossing, Section 1, of record in Plat Book 7900, Page 937, Register's Office of Davidson County, Tennessee, to which plan reference is here made fro a more complete description of said Lot.

BEING the same property conveyed to Wadell Robertson and wife, Vivian S. Robertson, as tenants by the entirety, by Warranty Deed from Beazer Homes, Inc., d/b/a Phillips Builders, dated February 23, 1999, appearing of record in Book 11356, Page 191, of the Register's Office of Davidson County, Tennessee. The said Wadell Robertson died on June 26, 2016 and title passed to Vivian S. Robertson by operation of law.

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)

