Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Davidson County DEEDWARR
Recvd: 08/10/17 10:27 3 pgs
Fees:18.00 Taxes:934.25
20170810-0081934

WARRANTY DEED

Effective as of **July 31, 2017,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Vanessa D. Stalets and Charles M. McDaniel Jr., husband and wife,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **EPH 2 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, 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:

Lot 19, BRENTWOOD GLEN, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 189, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Quit claim deed of record in Instrument No. **20140828-0078921** in the Register's Office of **Davidson County**, Tennessee. Grantor's husband, **Charles M. McDaniel Jr.**, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page 189 and Plat Book 7900, Page 19; declaration of covenants, conditions and Restrictions recorded in Book 7669, Page 207, Book 7798, Page 996, Book 8092, Page 322, Book 8176, Page 227, and Book 8255, Page 887; easement for sanitary sewers and/or storm drainage, recorded in Book 6255, Page 875, Book 7382, Page 773, and Book 7756, Page 712; easement for transmission line, recorded in Book 1163, Page 154, Book 2270, Page 140, Book 2440, Page 271, and Book 2595, Page 518; Charter of record at Instrument No. 20011022-0115092; terms and provisions of by-Laws of Brentwood Glen recorded in Book 8176-246; conveyance of Metropolitan Government of record at Book 8614, Page 822 and Book 8614, Page 894; all of record in the Register's Office of **Davidson County**, Tennessee; and **2017 Davidson County**, Tennessee City and real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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 the Grantor's hand in Davidson County, State of Tennessee on this 27th day of July, 2017.

GRANTORS:

Vanessa D. Stalets

Charles M. McDaniel JR.

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Vanessa D. Stalets and Charles M. McDaniel, JR.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson **County**, State of Tennessee this 27th day of July, 2017.

SIAELA LEVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

July 8, 2019

New Owner Name and Address to:
EPH 2 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
706 Brent Glen Pl
Nashville, TN 37211

Mail tax bills to:
EPH 2 ASSETS, LLC
8300 N. Mopac Expressway #200
Austin, TX 78759

Parcel I.D. Numbers:
20140828-0078921

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$252,500.00**

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2017.

NOTARY PUBLIC

Commission expires: _____

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

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)

