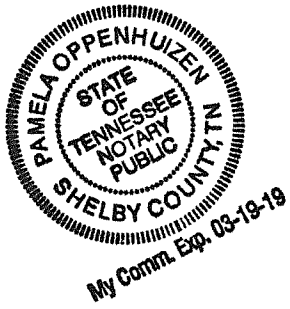
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Batch# 2528 DEEDWARR
09/20/2017 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $545.75
20170920-0096255

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF SEPTEMBER, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
EPH 2 ASSETS, LLC	EPH 2 ASSETS, LLC	150 10 0 094.00
(NAME)	(NAME)	
5001 Plaza On The Lake, Suite 200	8300 N. Mopac Expressway, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78759	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars ($162,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Kenneth Richard Minton and Cristin Betts Minton, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does 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:

Being all of Lot 254, Section Three, Towne Village of the Country according to plat and survey of record in Plat Book 5200 Page 268 & 269 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James L. Caughorn, unmarried by Warranty Deed from Toney D. Roney and wife, Lettina M. Roney dated April 16, 1992 and recorded April 20, 1992 in Book 8605, Page 142, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kenneth Richard Minton and/or Cristin Betts Minton by Quit Claim Deed from James Lenard Caughorn dated June 21, 2004 and recorded June 22, 2004 as Instrument No. 200406220073936, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 201 Towne Valley Court, Antioch, TN 37013

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, has 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.

File Number: FRN-175059SSO

Witness our hands this 14th day of September, 2017

Kenneth Richard Minton

Cristin Betts Minton

STATE OF TENNESSEE

COUNTY OF Williamson

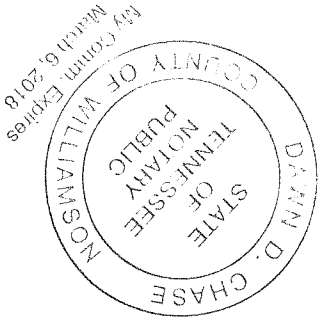
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth Richard Minton and Cristin Betts Minton, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of September, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-175059SSO

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, R. Alan Alsobrook, 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

R. ALAN ALSOBROOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

MY COMMISSION EXPIRES: 3/19/19

Notary's Seal (If on paper)