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

Bill Garrett Davidson County
Batch# 4103 DEEDWARR
09/25/2017 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20170925-0097912

WARRANTY DEED

Effective as of **September 20, 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, **Michael D. Kennedy, Jr. and wife Morgan D. Kennedy,** 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 319, Section Six, Peppertree Forest, a portion of Peppertree, Phase 1, PUD, as shown on plat of record in Plat Book 7900, Page 572, 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 deed of record in Instrument No. **11664/342** in the Register's Office of **Davidson County**, Tennessee. Grantor's wife, **Morgan D. Kennedy,** joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that she has in the property by virtue of her 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 572, Instrument No. 20121204-0111602; declaration of covenants, conditions and restrictions recorded in Book 8757, Page 607 and Book 9157, Page 711; terms and provisions of by-Laws of Peppertree Forest Homeowners Association, Inc. recorded in Book 8757, Page 623; charter on Peppertree Forest Homeowners Association, Inc. filed of record at Book 8757, Page 639; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2017 Davidson County**, city Tennessee 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 Rutherford County, State of Tennessee on this 19th day of September, 2017.

GRANTORS:

Michael D. Kennedy, Jr.

Morgan D. Kennedy

STATE OF TENNESSEE
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Michael D. Kennedy, Jr. and Morgan D. Kennedy,** 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 Rutherford **County**, Tennessee this 19 day of September, 2017.

NOEMI RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY COMM. EXP. 12/1/20

Notary Public

My Commission Expires:
12/01/2020

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4205 Laurenwood Drive Antioch, TN 37013 Mail tax bills to: EPH 2 ASSETS, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759 Parcel I.D. Numbers: **165-13-0A-002.00**	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 **$175,000.00.** AFFIANT Subscribed and sworn to before me this 19 day of September, 2017. NOTARY PUBLIC Commission expires: 12/01/2020

NOEMI RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY COMM. EXP. 12/1/20

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, Pamela Oppenhuizen, 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

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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)