SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 37352 DEEDWARRSP
12/15/2017 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $641.36
20171215-0127954

STATE OF Pennsylvania
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,340.23

Anthony Spangler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF December 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Commonwealth of Pennsylvania
Notarial Seal
HANNAH JOY SYWULAK – Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires April 25, 2021

THIS INSTRUMENT WAS PREPARED BY:
Premium Title Services 1000 Abernathy Road, Ste 200
Atlanta, GA 30028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
HOME SFR Borrower IV, LLC c/o Altisource Asset Management Corporation, 5100 Tamarind Reef, Christiansted USVI 00820	HOME SFR Borrower IV, LLC c/o Altisource Asset Management Corporation, 5100 Tamarind Reef, Christiansted USVI 00820	See attached Exhibit A

FOR AND IN CONSIDERATION of the sum of **[TEN AND NO/100 DOLLARS ($10.00)]**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **EPH 2 ASSETS, LLC a Delaware Limited Liability Company**, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **HOME SFR Borrower IV, LLC, a Delaware Limited Liability Company** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **HOME SFR Borrower IV, LLC, a Delaware Limited Liability Company** their heirs and assigns, in fee simple forever.

SAID GRANTOR **EPH 2 ASSETS, LLC a Delaware Limited Liability Company** with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **HOME SFR Borrower IV, LLC, a Delaware Limited Liability Company** their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **EPH 2 ASSETS, LLC a Delaware Limited Liability Company**,has executed this deed this the 21 day of November, 2017.

EPH 2 ASSETS, LLC a Delaware Limited Liability Company

By: Main Street Renewal LLC

Its: Authorized Signor

By: Karen McConnell

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me Erin Buie, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Karen McConnell as Authorized Signor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of **EPH 2 ASSETS, LLC a Delaware Limited Liability Company**.

Witness my hand and Notarial Seal this 21 day of November, 2017.

Notary Public

ERIN BUIE
Notary Public, State of Texas
Comm. Expires 06-22-2020
Notary ID 11336156

6/22/2020

My Commission expires:

RETURN TO:
WLTIC
Attn: AMR 2017-3
600 Germantown Pike
Suite 450
Plymouth Meeting, PA 19462

Exhibit A

Street Address: 3237 Towne Village Rd

County: Davidson

Asset Number: 1545244

Tax Parcel ID/APN: 150 11 0 038.00

LOT 129, SECTION TWO, TOWNE VILLAGE OF THE COUNTRY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 176-177, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being Property Conveyed by Warranty Deed from Bridget S. Jones, married to EPH 2 Assets, LLC, Recorded 06/30/2017, in 20170630-0065998, Davidson County, Tennessee

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True Copy Certification

I, Gavin A. Jones, 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, Gavin Jones 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