Bill Garrett Davidson County
Batch# 60418 DEEDWARRSP
02/20/2018 02:37:30 PM 9 pgs
Fees: $48.00 Taxes: $5,288.41
20180220-0016070

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	ARC RENTAL MSR I, LLC, a Delaware limited liability company c/o Global Atlantic Financial Company, 4 World Trade Center, 51st Floor, 150 Greenwich Street, New York, NY 10007	See Schedule "A" attached.

111-2MAIN

SPECIAL WARRANTY DEED

$1,429,301.13

FOR ~~TEN DOLLARS ($10.00),~~ and other good and valuable consideration, given by **ARC RENTAL MSR I, LLC**, a Delaware limited liability company, whose address is c/o Global Atlantic Financial Company, 4 World Trade Center, 51st Floor, 150 Greenwich Street, New York, NY 10007 (**"Grantee"),** the receipt and sufficiency all of which is hereby acknowledged, **EPH 2 ASSETS, LLC**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746, ("Grantor"), does hereby transfer, sell and convey unto Grantee, Grantee's heirs, and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See **Schedule "A,"** attached hereto and incorporated herein for all purposes.

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property; (ii) the rights of tenants in possession under leases, whether recorded or unrecorded; (iii) zoning ordinances and other governmental restrictions affecting the use of the Property; and (iv) all Property-specific exceptions as noted in **Schedule "B"** attached hereto and incorporated by reference herein (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, 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; there are no existing or ongoing violations of zoning ordinances or other governmental restrictions affecting the use of the Property; 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 claiming by, through, and under said Grantor, but not further or otherwise, and subject to the Permitted Exceptions. 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.

[Signature Page Follows]

Dated: 2/2/2018

GRANTOR(S):
GRANTOR:
EPH 2 ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, the Closing Manager of Main Street Renewal LLC and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 2nd day of February, 2018.

Notary Public

LISA GARCIA
Notary ID # 129203422
My Commission Expires
December 29, 2020

My Commission Expires: 12/29/20

The preparer has not had any contact with either party and did not provide representation or legal advice to either party. Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. This deed was prepared in accordance with guidelines and requirements issued by Grantor's agent. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $1,429,301.13.

GRANTOR:
EPH 2 ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, the Closing Manager of Main Street Renewal LLC, and is/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 2nd day of February, 2018.

Notary Public

My Commission Expires: 12/29/20

NOTARY PUBLIC STATE OF TEXAS
LISA GARCIA
Notary ID # 129203422
My Commission Expires
December 29, 2020

Schedule A

Tract 1:

Land in Davidson County, Tennessee, being Lot Number 76 on the Plan of The Country, Section Three, of record in Plat Book 5200, Page 44, Registers Office.

Being a portion of the same real estate conveyed to Grantor by instrument recorded on 8/1/2016 at Instrument No. 20160801-0078816 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3273 Anderson Rd, Antioch, TN 37013
Parcel Number: 150 03 0 072.00
File Number: 1111-Z1

Tract 2:

Being Lot 106, Plan of Hidden Hill, as shown on plat of record in Plat Book 4860, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same real estate conveyed to Grantor by instrument recorded on 6/30/2017 at Instrument No. 20170630- 0065999 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 616 Hidden Hill Dr, Hermitage, TN 37076
Parcel Number: 076 05 0 104.00
File Number: 1111-Z15

Tract 3:

Lot 140, Plan of Cumberland Station at Wilson Camp, Section 2, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same real estate conveyed to Grantor by instrument recorded on 8/12/2016 at Instrument No. 20160812-0084359 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1821 Wilson Camp Circle, Madison, TN 37115
Parcel Number: 053 09 0B 058.00
File Number: 1111-Z16

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hickory Chase of record in Plat Book 7900, Page 973, in the Register's Office for Davidson County, Tennessee. To which plan reference is hereby made for a more complete description of the property.

Being the same real estate conveyed to Grantor by instrument recorded on 6/7/2016 at Instrument No. 20160607-0057214 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 405 Hickory Chase Dr, Madison, TN 37115
Parcel Number: 042 16 0A 003.00
File Number: 1111-Z18

Tract 5:

Land in Davidson County, Tennessee, being Lot Number 102 on the Plan of Cherry Hills, Section 10-B, of record in Plat Book 5210, Page 139, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same real estate conveyed to Grantor by instrument recorded on 08/01/2016 at Instrument No. 20160801-0078816 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3052 Fieldstone Dr, Antioch, TN 37013
Parcel Number: 150 10 0 041.00
File Number: 1111-Z2

Tract 6:

Lot 189, Phase 3, Brookview of record in Instrument 200509280116190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same real estate conveyed to Grantor by instrument recorded on 6/22/2017 at Instrument No. 20170622-0062775 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2809 Creekbend Dr, Nashville, TN 37207
Parcel Number: 059 04 0A 089.00
File Number: 1111-Z32

Schedule B

As to Tract 1111-Z1 - 3273 Anderson Rd, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 5200, Page 44.

As to Tract 1111-Z15 - 616 Hidden Hill Dr, Hermitage, TN 37076 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 4860, Page 43.
2. Covenants, Conditions and Restrictions recorded in the records of said county at Book 4938, Page 337.

As to Tract 1111-Z16 - 1821 Wilson Camp Circle, Madison, TN 37115 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Instrument No. 20020903-0105967.
2. Articles of Merger as set forth in said county at Book 5011, Page 962.
3. Covenants, Conditions and Restrictions as set forth in said county at Instrument No. 20011015-112096 ; Instrument No. 20020722-0087864; Instrument No. 20020919-0114055; Instrument No. 20020722-0087864; Instrument No. 20020919-0114056; Instrument No. 20031030-0159798; Instrument No. 20031030-0159799; Instrument No. 20040213-0017394; Instrument No. 20041115-0136852; Instrument No. 20041115-0136853; Instrument No. 20060213-0017249; Instrument No. 20061024-0131769; Book 10585, Page 496.
4. Assignment of Development Rights as set forth in said county at Instrument No. 20061024-0131768.

As to Tract 1111-Z18 - 405 Hickory Chase Dr, Madison, TN 37115 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 7900, Page 973.
2. Covenants, Conditions and Restrictions as set forth in said county at Book 9683, Page 193; Book 10279, Page 741.

As to Tract 1111-Z2 - 3052 Fieldstone Dr, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 5210, Page 139.

As to Tract 1111-Z32 - 2809 Creekbend Dr, Nashville, TN 37207 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Instrument No. 200509280116190.
2. Articles of Amendment to the Charter of Brookview Forest Homeowners Association as set forth in said county at Instrument No. 20030918-0138293.
3. Covenants, Conditions and Restrictions as set forth in said county at Instrument No. 20030829-0125803 and Instrument No. 20050207-0013977.

True Copy Certification

I, TRAVIS A DALLEY, 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 ALLEGHENY

Personally appeared before me, JOSHUA GEARY, a notary public for this county and state, TRAVIS A DALLEY 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: 4/28/21
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joshua Geary, Notary Public
Robinson Twp., Allegheny County
My Commission Expires April 28, 2021