Bill Garrett Davidson County
Batch# 74682 DEEDWARRSP
03/29/2018 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,008.98
20180329-0029434

STATE OF TEXAS
COUNTY OF Travis

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,695.25

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 22 DAY OF March, 2018

NOTARY PUBLIC

My Commission expires: August 9, 2021

ALYSSIA VENTURA
Notary ID #129419583
My Commission Expires
August 9, 2021

THIS INSTRUMENT PREPARED BY
RALPH O. FRAZIER, JR., Attorney at Law
201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
SFR Assets Owner, LLC 530 Lytton Avenu, Suite 350 Palo Alto, CA 94301	Main Street Renewal 8300 N Mopac Expressway Suite 200 Austin TX 78759	20140828-0078921

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EPH 2 ASSETS, LLC

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

SFR ASSETS OWNER, LLC

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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.

BEING the same property conveyed to EPH 2 ASSETTS, LLC, by deed from Vanessa D. Stalets and Charles M. McDaniel Jr., husband and wife, of record in Instrument 20170810-0081934, dated July 27, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Restrictions, dedications, conditions, reservations, easements and other matters shown and record in Plat Book 7900, Page 189 and Plat Book 7900 Page 19, in the Register's Office of Davidson County, Tennessee; (2) 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, in the Register's Office of Davidson County, Tennessee; (3) Easement for sanitary sewers and/or storm drainage of record in Book 6255, Page 875, Book 7382, Page 773, and Book 7756, Page 712, in the Register's Office of Davidson County, Tennessee; (4) Easement for transmission lines of record in Book 1163, Page 154, Book 2270, Page 140, Book 2440, Page 271, and Book 2595, Page 518, in the Register's Office of Davidson County, Tennessee; (5) Charter of record at Instrument No. 20011022-00115092, in the Register's Office of Davidson County, Tennessee; (6) Terms and Provisions of By-Laws of Brentwood Glen of record in Book 8176, Page 246, in the Register's Office of Davidson County, Tennessee; (7) Conveyance of Metropolitan Government of record at Book 8614, Page 822 and Book 8614, Page 894, in the Register's Office of Davidson County, Tennessee; (8) 2018 Davidson County taxes, a lien not yet due and payable; (9) Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities.

This is improved property located at 706 Brent Glen Place, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21 day of March, 2018.

EPH 2 ASSETS, LLC

BY: Karen McConnell

ITS: Authorized Officer

STATE OF TEXAS)

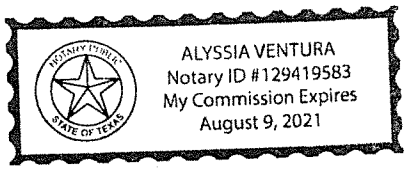
COUNTY OF Travis)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Karen McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signer of **EPH 2 ASSETS, LLC**, the within named bargainor, a limited liability company, and that he/she, as such Authorized Signer executed the foregoing instrument for the purpose therein contained, by signing the name of **EPH 2 ASSETS, LLC** by herself as Authorized Signer.

Witness my hand and official seal at this 21 day of March, 2018.

Notary Public

Commission expires: August 9, 2021



True Copy Certification

I, Maria Cocco, 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 New York

County of New York

Personally appeared before me, Erin Parker, a notary public for this county and state, Maria Cocco 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: 3/20/2021

Notary' Seal (if on paper)

ERIN C PARKER
Notary Public, State of New York
Reg. No. 01PA6356129
Qualified in Kings County
Commission Expires March 20, 2021