Bill Garrett Davidson County
Batch# 87968 DEEDWARRSP
05/03/2018 01:02:30 PM 8 pgs
Fees: $43.00 Taxes: $3,281.51
20180503-0042365

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.

111-22MSW

SPECIAL WARRANTY DEED

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: April 25, 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 25 day of April, 2018.

Notary Public

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

My Commission Expires: 8/9/2021

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 886 895.26.

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 25 day of April, 2018.

Notary Public

My Commission Expires: 8/9/2021

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

Schedule A

Tract 1:

Land in Davidson County, Tennessee, being Lot Number 294, on the Plan of Asheford Crossing Section 1, of record in Plat Book 7900, Page 937, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description of said Lot.

Being the same real estate conveyed to Grantor by instrument recorded on 7/26/2017 at Instrument No. 20170726-0075691 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 216 Crosshaven Ct, Antioch, TN 37013
Parcel Number: 164 09 0 014.00
File Number: 1111-Z6

Tract 2:

Lot 342, Subdivision of River Trace Estates, Phase 1, Section 3, as shown on plat of record in Plat Book 6900, Page 615, 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 real estate conveyed to Grantor by instrument recorded on 8/10/2017 at Instrument No. 20170810-0081933 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2758 River Bend Dr, Nashville, TN 37214
Parcel Number: 062 02 0A 219.00
File Number: 1111-Z33

Tract 3:

Lot 40, on the revised plan of Section One, Peppertree Forest, of record in Plat Book 6900, Page 974, Register's Office for Davidson County, Tennessee.

Being the same real estate conveyed to Grantor by instrument recorded on 6/22/2017 at Instrument No. 20170622-0062776 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4721 Greystone St, Antioch, TN 37013
Parcel Number: 165 14 0 061.00
File Number: 1111-Z5

Tract 4:

Being Lot 26, 2nd Revision, Plan of Meadow Woods, Phase I Subdivision, as shown on plat of record in Plat Book 9700, Page 570, 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 6/8/2017 at Instrument No. 20170608-0057462 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 853 Post Oak Dr, Antioch, TN 37013
Parcel Number: 164 12 0 026.00
File Number: 1111-Z4

Schedule B

As to Tract 1111-Z6 - 216 Crosshaven Ct, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 7900, Page 937.

As to Tract 1111-Z33 - 2758 River Bend Dr, Nashville, TN 37214 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 6900, Page 615.
2. Amendment to the Declaration of Covenants, Conditions and Restrictions as set forth in said county at Book 6982, Page 747.
3. Declaration of Covenants, and Restrictions as set forth in said county at Book 6851, Page 370.
4. Certificate as set forth in said county at Book 6851, Page 363.

As to Tract 1111-Z5 - 4721 Greystone St, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 6900, Page 974.
2. Covenants, Conditions and Restrictions recorded in the records of said county at Book 8757, Page 607 and Book 9287 Page 698 and Book 9455 Page 801 and Book 9664 Page 162.
3. By Laws of Peppertree Forest Homeowner association, Inc. recorded in the records of said county at Book 8757, Page 623.

As to Tract 1111-Z4 - 853 Post Oak Dr, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Book 9700, Page 570.
2. Covenants, Conditions and Restrictions recorded in the records of said county at Book 10788, Page 10; Book 10666, Page 748; Book 8009, Page 752; and Book 824, Page 159.

True Copy Certification

I, Travis Danley, 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, Lori A. Calhoun, a notary public for this county and state, Travis Danley 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: 9-2-2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lori A. Calhoun, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 2, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES