THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516279

Bill Garrett Davidson County
Batch# 100922 **DEEDWARR**
06/06/2018 08:53:26 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180606-0054101

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EPA Brentwood Holdings, LLC 401 Shadow Glen Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-16-0A-118.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip B. Milam, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EPA Brentwood Holdings, LLC, a Florida Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 118 in Building 19 , on the Horizontal Property Regime for Townhomes of Shadow Glen, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706, amended in Instrument No. 20050520-0056887 and made applicable by Supplemental Declaration of record in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description .

Being the same property conveyed to PHILIP B. MILAM, by deed from MELINDA N. PORTER and husband, MATTHEW L. PORTER, of record in Instrument No. 20100625-0049731, dated June 18, 2010, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 161-16-0A-118.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, amended in Instrument No. 20050520-

0056887 and made applicable by Supplement of record in Instrument No. 20051107-0134921, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8064, Page 815, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, page 38, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9640-881, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9640, Page 873, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office.

Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981, said Register's Office.

Agreement for Grant of Utility Easement of record in Instrument No. 20040917-0112429, said Register's Office.

Easement granted to Comcast of Nashville, I, LLC, of record in Instrument No. 20130517-0050094, said Register's Office.

This is improved property located at 401 Shadow Glen Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2018.

Philip B. Milam

STATE OF FLORIDA)
COUNTY OF Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip B. Milam, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~4th~~ 1st day of June, 2018.

Notary ~~Public~~

My Commission Expires: _____

TINA M. RITENOUR
Notary Public, State of Florida
Commission# GG 81584
My comm. expires April 16, 2021