Bill Garrett Davidson County
Batch# 109493 DEEDWARRSP
06/27/2018 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $843.94
20180627-0061945

THIS INSTRUMENT PREPARED BY: Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	**WHEN RECORDED RETURN TO:** BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	**Send Tax Bills To Grantee at:** 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	**Map & Parcel No.** See Schedule "A" attached.

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: 6/12/18

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 12 day of June, 2018.

Notary Public

DANA MARTIN
Notary ID #131370256
My Commission Expires
December 4, 2021

My Commission Expires: 12/4/21

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 $228,091.94.

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

By: Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

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)
COUNTY OF Travis)

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Notary Public

DANA MARTIN
Notary ID #131370256
My Commission Expires
December 4, 2021

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Schedule A

Tract 1:

Being all of Lot 254, Section Three, Towne Village of the Country according to plat and survey of record in Plat Book 5200 Page 268 & 269 of the Register's Office for Davidson County, Tennessee to which plat and survey reference is hereby made for more complete details of location and description of said lot.

Commonly known as: 201 Towne Valley Ct, Nashville, TN 37013
Parcel Number: 150 10 0 094.00
File Number: 4900-Z45

Being the same real estate conveyed to Grantor by instrument recorded on 9/20/2017 at Instrument No. 20170920-0096255 in the Register's Office of Davidson County, Tennessee.

Schedule B

As to Tract 1 - 201 Towne Valley Ct, Nashville, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on plat of record in said county at Plat Book 5200 Page 268-269.
2. Covenants, Conditions and Restrictions recorded in the records of said county at Book 5635, Page 545

True Copy Certification

I, TRAVIS A DAWLEY, 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, HEATHER L. REVAY, a notary public for this county and state, TRAVIS A. DAWLEY who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L. Revay
Notary's Signature

My Commission Expires: 4-11-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166