This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

Bill Garrett Davidson County
Batch# 113004 DEEDWARR
07/06/2018 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $823.89
20180706-0065422

ADDRESS NEW OWNER:
SFR Assets Owner, LLC
c/o Main Street Renewal
8300 N. Mopac Expressway #200
Austin, TX 78759

SEND TAX BILL TO:
Same

Parcel I.D. No.: 615-13-OA-002.00

MORTGAGEE:
N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EPH 2 ASSETS, LLC, a Delaware limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **SFR ASSETS OWNER, LLC, a Delaware limited liability company ,** hereinafter called the GRANTEE, its successors and assigns, that certain parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 319, Section Six, PEPPERTREE FOREST, a portion of Peppertree, Phase 1, PUD, according to plat and survey of same appearing of record in Plat Book 7900, page 572, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to EPH 2 ASSETS, LLC, a Delaware limited liability company, by Warranty Deed dated September 19, 2017, of record in Book 20170925-0097912, said Register's Office.

This property is unencumbered except for the restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, page 572, Instrument No. 20121204-0111602; declaration of covenants, conditions and restrictions recorded in Book 8757, page 607, and Book 9157, page 711; by-laws of Peppertree Forest Homeowners Association, Inc., of record in Book 8757, page 623; and charter of Peppertree Forest Homeowners Association, Inc., of record in Book 8757, page 639, all of record in the Register's Office of Davidson County, Tennessee; and 2018 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

This is improved property known as 4205 Laurenwood Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS MY HAND this 27 day of June, 2018.

EPH 2 ASSETS, LLC,
a Delaware limited liability company,

BY: **EPH 2 ASSETS EQUITY OWNER, LLC,**
a Delaware limited liability company
Sole Member

BY: _____
KAREN MCCONNELL,
Authorized Officer

STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, personally appeared **KAREN MCCONNELL**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Authorized Officer of **EPH 2 ASSETS EQUITY OWNER, LLC**, a Delaware limited liability company, the bargainor, and that she, as such Authorized Officer of EPH 2 Assets Equity Owner, being authorized so to do, executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Austin, Texas, this 27 day of June, 2018.

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

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF TEXAS)
COUNTY OF TRAVIS)

The actual value or consideration, whichever is greater, for this transfer is $ 222,671.82

_____
AFFIANT

SUBSCRIBED AND SWORN to before me on this 29th day of June, 2018.

_____
NOTARY PUBLIC
My Commission Expires:

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

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