Bill Garrett Davidson County
Batch# 115951 DEEDWARR
07/13/2018 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20180713-0067975

WARRANTY DEED

R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-18-19

O-AR-18-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
EPH 2 ASSETS, LLC	**EPH 2 ASSETS, LLC**	
(NAME) **5001 PLAZA ON THE LAKE, #200**	(NAME) **5001 PLAZA ON THE LAKE, #200**	**03316011600**
(ADDRESS) **AUSTIN, TX 78746**	(ADDRESS) **AUSTIN, TX 78746**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOSHTEMIR ASADULLAEV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EPH 2 ASSETS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 103-A, on the Plan of Zone Lot Division, Lots 100 through 111, SECTION 2, PRIMROSE MEADOWS, of record in Plat Book 6900, page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Toshtemir Asadullaev, unmarried by Cash Deedfor Tennessee from Ben Carson, Secretary of Housing and UrbanDevelopment, of record in Instrument No. 20170518-0049559 Register's Office for Davidson County, Tennessee, dated May 9, 2017 and recorded on May 18, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due an payable;
- Subject to the Plan of record in Plat Book 4860, page 105, and as amended in Book 5039, page 866, and Plat Book 6900, Page 105, Register's Office for Davidson County;
- Subject to the Covenants, Restrictions, Plats and Easements in Plat Book 6900, Page 105, Plat Book 4860, Page 105 and Restrictions in Book 5039, Page 481; Book 5711, Page 866 and Book 7976, Page 410;

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Nelson Court, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 9th DAY OF JULY, 2018.

Toshtemir Asadullaev by Paul Hinman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TOSHTEMIR ASADULLAEV, and who acknowledged he/she/they executed the same as the free act and deed of the said TOSHTEMIR ASADULLAEV.

Witness my hand and official seal, this the 9th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
Summit Title and Escrow, LLC
7500 Capital Drive, Suite 200
Germantown, TN 38138

I, Susan P. Davis, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Susan P. Davis, 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's Seal (If on paper)

