Prepared by and return to:
Susan P. Davis, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Bill Garrett Davidson County
Batch# 127403 DEEDWARR
08/10/2018 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20180810-0079026

WARRANTY DEED

Effective as of **August 10, 2018,** 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 is hereby acknowledged, **TRAVIS M. TULLIS, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **EPH 2 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Lot Number 710 on the Plan of Calumet, Phase Seven, as shown on plat of record in Plat Book 9700, Page 628, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Book 11767, Page 169 in the Register's Office of **Davidson County**, Tennessee.

Mary Tullis, wife of Travis M. Tullis, joins herein for the purpose of conveying any and all right, title and interest she could or may have in and to the above-described property, arising from her marriage to the said Travis M. Tullis, including, but not limited to, homestead and the elective share of a surviving spouse, but she does not join in the covenants and warranties of this instrument.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 9700, Page 628, Easements of record in Book 10835, Page 421; Bylaws of record in Book 11356, Page 224; Articles of Incorporation of record in Book 7572, Page 594; Book 7682, Page 564; Charter of record in Book 11356, Page 218; and Declaration of Covenants, Conditions and Restrictions of record in Book 7566, Page 664, Book 975, Page 92 and in Book 10848, Page 873, 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.

TO HAVE AND TO HOLD this tract or parcel of land, 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; 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

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 the Grantor's hand in Rutherford County, State of Tennessee on this 10 day of August, 2018.

GRANTORS:

TRAVIS M. TULLIS

MARY TULLIS

STATE OF TN
COUNTY OF Rutherford

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Travis M. Tullis and Mary Tullis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 10 day of August, 2018.

TARA E THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
03.08.2022

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4132 Pleasant Colony Drive Nashville, TN 37013 Mail tax bills to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 150-14-0A-093.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $180,000.00. AFFIANT Subscribed and sworn to before me this 7th day of August, 2018. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

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, Nicholas Burrage, 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: July 3, 2021

Notary's Seal (If on paper)

