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# 129106 DEEDWARR
08/15/2018 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20180815-0080622

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, **JOHN CARLTON, a married person,** 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:

Land in Davidson County, Tennessee, being Lot No. 96 on the First Revision of Lot 126 Plan of Subdivision for Tracts 8, 9 and 10 of NASHBORO VILLAGE and Lots 124, 125 and 96, Resubdivision of Lots 124, 125 and 120 and 96 of the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, Plat of record in Instrument Number 20010316-002537, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20061031-0135289 in the Register's Office of **Davidson County**, Tennessee. Kirsten Anne Carlton, wife of the said John Carlton, 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 John Carlton, including, but not limited to, homestead and the elective share of a surviving spouse, but she is does not join in the warranties and covenants of this Warranty Deed.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 3955, Page 180, Book 437, Page 14, Plat Book 75, Page 192, Book 4588, Page 473 and Book 4821, Page 111; and Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5465, Page 561, and Book 5588, Page 429, all 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 Davidson County, State of TN on this 13th day of ~~May~~ August, 2018.

GRANTORS:

JOHN CARLTON

KIRSTEN ANNE CARLTON

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared John Carlton and Kirsten Anne Carlton, 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 13 day of August, 2018.

AUSTIN SUTTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
7/5/2021

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2602 Mesa Drive Nashville, TN 37217 Mail tax bills to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 135-16-0A-080.00	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 $235,000.00. AFFIANT Subscribed and sworn to before me this 13 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)

