Karen Y Johnson Davidson County
Batch# 181392 DEEDWARRSP
01/08/2019 09:08:30 AM 9 pgs
Fees: $48.00 Taxes: $5,429.51
20190108-0001896

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	SRMZ 1, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746	See Schedule "A" attached.

SPECIAL WARRANTY DEED

FOR TEN DOLLARS ($10.00), and other good and valuable consideration, given by **SRMZ 1, LLC, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746 ("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: 12/7/2018

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 7 day of December, 2018.

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Notary Public

My Commission Expires: 1/6/2021

Prepared by a licensed attorney in this state (without the benefit of title review). 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 was not permitted to verify the exceptions and was required to list them as provided. The preparer was not permitted to alter or correct the legal description, the address, or the parcel number. 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 a party's agent. Any questions regarding the preparation of this deed should be directed to BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108. Changes or alterations not explicitly approved by the attorney in writing negate the attorney approval of this deed.

OATH OF CONSIDERATION

$1,467,434.19 (WD)

The actual consideration or value, whichever is greater, for this transfer is ~~$2,029,318.24~~.

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/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 7 day of December, 2018.

Notary Public

My Commission Expires: 1/6/2021

NOTARY PUBLIC
ANDREW CIMINO
Notary ID # 130951807
My Commission Expires
January 6, 2021

Schedule A

Tract 1

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 103-A, PLAN OF ZONE LOT DIVISION, LOTS 100 THROUGH 111, SECTION 2, PRIMROSE MEADOWS, as per plat of record in Plat Book 6900, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from TOSHTEMIR ASADULLAEV dated 07/09/2018 and recorded 07/13/2018 as Instrument No. 20180713-0067975, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 105 Nelson Ct W., Nashville, TN 37115
Parcel Number: 033-16-0-116.00
File Number: VARDE1-Z491

Tract 2

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the 32nd Councilmanic District of the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 8, WATERBROOKE, as per plat of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Amnon Shreibman dated 09/30/2016 and recorded 10/26/2018 as Instrument No. 20161026-0113191, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4729 Rockland Trl., Antioch, TN 37013
Parcel Number: 176-05-0C-008.00
File Number: VARDE1-Z500

Tract 3

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the 32nd Councilmanic District of the County of Davidson and State of Tennessee, and being more

particularly described as follows, to-wit:

Lot 9, WATERBROOKE, as per plat of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Amnon Shreibman dated 09/30/2016 and recorded 10/26/2018 as Instrument No. 20161026-0113191, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4733 Rockland Trl., Antioch, TN 37013
Parcel Number: 176-05-0C-009.00
File Number: VARDE1-Z501

Tract 4

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the 32nd Councilmanic District of the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 18, WATERBROOKE, as per plat of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Amnon Shreibman dated 09/30/2016 and recorded 10/26/2018 as Instrument No. 20161026-0113191, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4736 Rockland Trl., Antioch, TN 37013
Parcel Number: 176-05-0C-018.00
File Number: VARDE1-Z502

Tract 5

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the 32nd Councilmanic District of the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 10, WATERBROOKE, as per plat of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Amnon Shreibman dated 09/30/2016 and recorded 10/26/2018 as Instrument No.

20161026-0113191, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4737 Rockland Trl., Antioch, TN 37013
Parcel Number: 176-05-0C-010.00
File Number: VARDE1-Z503

Tract 6

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the 32nd Councilmanic District of the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 11, WATERBROOKE, as per plat of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Amnon Shreibman dated 09/30/2016 and recorded 10/26/2018 as Instrument No. 20161026-0113191, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4741 Rockland Trl., Antioch, TN 37013
Parcel Number: 176-05-0C-011.00
File Number: VARDE1-Z504

Tract 7

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the 32nd Councilmanic District of the County of Davidson and State of Tennessee, and being more particularly described as follows, to-wit:

Lot 16, WATERBROOKE, as per plat of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING a portion of the property conveyed to EPH 2 ASSETS, LLC by virtue of Warranty Deed from Amnon Shreibman dated 09/30/2016 and recorded 10/26/2018 as Instrument No. 20161026-0113191, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 4744 Rockland Trl., Antioch, TN 37013
Parcel Number: 176-05-0C-016.00
File Number: VARDE1-Z505

Schedule B

As to Tract 1 - 105 Nelson Ct W., Nashville, TN 37115

1. Covenants, conditions and restrictions as set forth in instruments recorded in Book 5039, Page 481; Book 7976, Page 410; and Book 5711, Page 866, in the Register's Office of Davidson County, Tennessee.

As to Tract 2 - 4729 Rockland Trl., Antioch, TN 37013

1. Reservations, restrictions, limitations, covenants, conditions, easements, building setback lines and areas designated for utilities, rights of way, common areas and/or drainage areas, all as referenced on the map/plat of WATERBROOKE, recorded as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and restrictions as set forth in instruments recorded as Instrument No. 20050929-0117387, in the Register's Office of Davidson County, Tennessee.

3. Easement as set forth in instrument recorded as Instrument No. 20061017-0128575.

4. Stormwater Detention Agreement recorded in Instrument No. 20040817-0099381.

As to Tract 3 - 4733 Rockland Trl., Antioch, TN 37013

1. Reservations, restrictions, limitations, covenants, conditions, easements, building setback lines and areas designated for utilities, rights of way, common areas and/or drainage areas, all as referenced on the map/plat of WATERBROOKE, recorded as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and restrictions as set forth in instruments recorded as Instrument No. 20050929-0117387, in the Register's Office of Davidson County, Tennessee.

3. Easement as set forth in instrument recorded as Instrument No. 20061017-0128575.

4. Stormwater Detention Agreement recorded in Instrument No. 20040817-0099381.

As to Tract 4 - 4736 Rockland Trl., Antioch, TN 37013

1. Reservations, restrictions, limitations, covenants, conditions, easements, building setback lines and areas designated for utilities, rights of way, common areas and/or drainage areas, all as referenced on the map/plat of WATERBROOKE, recorded as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and restrictions as set forth in instruments recorded as Instrument No. 20050929-0117387, in the Register's Office of Davidson County, Tennessee.

3. Easement as set forth in instrument recorded as Instrument No. 20061017-0128575.

4. Stormwater Detention Agreement recorded in Instrument No. 20040817-0099381.

As to Tract 5 - 4737 Rockland Trl., Antioch, TN 37013

1. Reservations, restrictions, limitations, covenants, conditions, easements, building setback lines and areas designated for utilities, rights of way, common areas and/or drainage areas, all as referenced on the map/plat of WATERBROOKE, recorded as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and restrictions as set forth in instruments recorded as Instrument No. 20050929-0117387, in the Register's Office of Davidson County, Tennessee.

3. Easement as set forth in instrument recorded as Instrument No. 20061017-0128575.

4. Stormwater Detention Agreement recorded in Instrument No. 20040817-0099381.

As to Tract 6 - 4741 Rockland Trl., Antioch, TN 37013

1. Reservations, restrictions, limitations, covenants, conditions, easements, building setback lines and areas designated for utilities, rights of way, common areas and/or drainage areas, all as referenced on the map/plat of WATERBROOKE, recorded as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and restrictions as set forth in instruments recorded as Instrument No. 20050929-0117387, in the Register's Office of Davidson County, Tennessee.

3. Easement as set forth in instrument recorded as Instrument No. 20061017-0128575.

4. Stormwater Detention Agreement recorded in Instrument No. 20040817-0099381.

As to Tract 7 - 4744 Rockland Trl., Antioch, TN 37013

1. Reservations, restrictions, limitations, covenants, conditions, easements, building setback lines and areas designated for utilities, rights of way, common areas and/or drainage areas, all as referenced on the map/plat of WATERBROOKE, recorded as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and restrictions as set forth in instruments recorded as Instrument No. 20050929-0117387, in the Register's Office of Davidson County, Tennessee.

3. Easement as set forth in instrument recorded as Instrument No. 20061017-0128575.

4. Stormwater Detention Agreement recorded in Instrument No. 20040817-0099381.

True Copy Certification

I, Rachael Schoppe, 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.

Rachael Schoppe
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Heather L. Revay a notary public for this county and state, [Rachael Schoppe] 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