Karen Johnson Davidson County
Batch# 189946 DEEDWARR
01/30/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $495.80
20190130-0009059

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/9/19
(AFFIX SEAL)

WARRANTY DEED

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

J-UI-18-5001-H

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, Suite 200**	(NAME) **5001 Plaza on the Lake, Suite 200**	**149-6-0-43.00**
(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, **RONALD H. GRAY, II, MARRIED,** 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. 57 on the Plan of Section 5, Pebble Creek Subdivision of record in Book 5210, Page 308, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald H. Gray, II by Warranty Deed from Charles W. Neighbors, a married man of record in Instrument No. 20110715-0054119, Register's Office for Davidson County, Tennessee, dated July 12, 2011 and recorded on July 15, 2011.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 5210, Page 308, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5634, Page 489, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **5001 Pebble Creek Dr., Antioch, Tennessee 37013**.

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 23rd DAY OF JANUARY, 2019.

Ronald H. Gray, II

Theresa Jackson Fletcher
**The said Theresa Jackson Fletcher joins in this conveyance to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD H. GRAY, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA JACKSON FLETCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:

Summit Title & Escrow, LLC
7500 Capital Drive
Germantown, Tennessee 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, Karri S. Coffman, 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)

