Karen Johnson Davidson County
Batch# 204772 DEEDWARRSP
03/12/2019 10:01:30 AM 6 pgs
Fees: $33.00 Taxes: $975.35
20190312-0022374

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee at:	Map & Parcel No.
BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108	RH Partners OwnerCo, 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 **RH Partners OwnerCo, 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: March 1 2019

GRANTOR(S):
EPH 2 ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Karen McConnell
Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

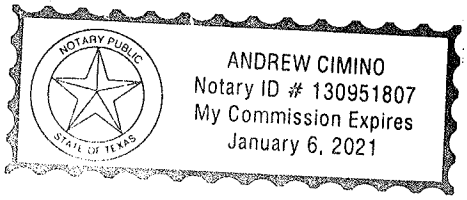
STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for EPH 2 ASSETS, 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 1 day of March, 2019.

Notary Public

My Commission Expires: 1/6/2021



OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is 263,108.07.

GRANTEE:
RH Partners OwnerCo, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Karen McConnell
Its: Closing Manager

ACKNOWLEDGMENT

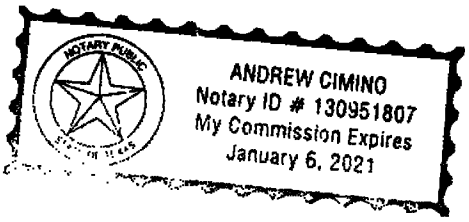
STATE OF Texas)
)
COUNTY OF Travis)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Karen McConnell, as the Closing Manager of Main Street Renewal LLC, as the Authorized Signor for RH Partners OwnerCo, 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 1 day of March, 2019.

_____
Notary Public

My Commission Expires: 1/6/2021



SCHEDULE "A"
LEGAL DESCRIPTION

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 88 of POPLAR RIDGE, SECTION 1, REVISED, as per plat of record in Book 7900, Page 206, 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 deed from Delma Jean Long, an unmarried woman, recorded 09/10/2018 in Instrument No. 20180910-0089514, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	702 Dove Valley Ct, Nashville, TN 37221
PARCEL ID:	141-06-0A-035.00
TITLE FILE NO:	GEM4-Z246

SCHEDULE "B"
PERMITTED EXCEPTIONS

As to Tract 1 (702 Dove Valley Ct, Nashville, TN 37221) only:

1. All matters as referenced on the map(s)/plat(s) recorded in Book 7900, Page 206, in the Register's Office of Davidson County, Tennessee.

2. Covenants, conditions and/or restrictions as set forth in instrument(s) recorded in Book 8113, Page 105; Book 10948, Page 482; Book 10322, Page 76; and Book 10370, Page 333, in the Register's Office of Davidson County, Tennessee.

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, Lori A. Calhoun, a notary public for this county and state, [~~name of person making certification~~] Rachael Schoppe who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lori A Calhoun
Notary's Signature

My Commission Expires: 9/2/2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Lori A. Calhoun, Notary Public
Allegheny County
My commission expires September 2, 2022
Commission number 1021992
Member, Pennsylvania Association of Notaries