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

Karen Johnson Davidson County
Batch# 209827 DEEDWARR
03/26/2019 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20190326-0026996

WARRANTY DEED

Effective as of **March** 19th, **2019,** 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, **MICHELLE GREY and CARL GREY, wife and husband,** 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 67, Jackson's Retreat, Phase I, Section II, as shown on plat of record Plat Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 67 fronts 61.13 feet on the southerly margin of Jacksons View Road, and extends back 129.22 feet on the easterly line and 130.26 feet on the westerly line to a dead line in the rear remaining 83.48 feet thereon.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20120410-0030599, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 5200, Pages 334 and 335, amended in Book 5972, Page 96; and Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360, all of record in the Register's Office of **Davidson County**, Tennessee; and **2019 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 Wilson County, State of TN on this 19th day of March, 2019.

GRANTORS:

Michelle I Grey
MICHELLE GREY

Carl R Grey
CARL GREY

STATE OF TN
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared MICHELLE GREY and CARL GREY, 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 19th day of March, 2019.

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Lissa Groom
Notary Public

My Commission Expires:
9-16-2020

New Owner Name and Address to:
EPH 2 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
1133 Jacksons View Rd.
Hermitage, TN 37076

Mail tax bills to:
EPH 2 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

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

Parcel I.D. Numbers:
086-07-0-028

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 $208,000.00.

Judy Linhoss
AFFIANT

Subscribed and sworn to before me this ____ day of March, 2019.

NOTARY PUBLIC

Commission expires: July 3, 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, 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)

