**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# 215813 DEEDWARR
04/10/2019 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $603.10
20190410-0032423

## WARRANTY DEED

Effective as of **April 8, 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, **BRANDI RENEE PYBURN, a married person, (formerly known as Brandi Renee Sanders)** 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 26, on the Plan of Heritage Place Subdivision, as shown on plat of record in Plat Book 5200, Page 628, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. 20070907-0107533 in the Register's Office of **Davidson County**, Tennessee. James R. Pyburn, husband of Brandi Renee Pyburn, joins herein for the purpose of conveying any and all of his interest in and to the above-described property arising from his marriage to the said Brandi Renee Pyburn, including, but not limited to, homestead and the elective share of a surviving spouse, but he does not join in the covenants and warranties of this instrument.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 5200, Page 628, and Declaration of Covenants, Conditions and Restrictions of record in Book 6148, Page 537, 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 Tennessee on this 5th day of April, 2019

GRANTORS:

BRANDI RENEE PYBURN
(Formerly Brandi Renee Sanders)

JAMES R. PYBURN

**STATE OF** Tennessee
**COUNTY OF** Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Brandi Renee Pyburn and James R. Pyburn, 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 5th day of April, 2019.

CAROLYN CARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

May 6, 2019

| | |
|---|---|
| New Owner Name and Address to:<br>EPH 2 ASSETS, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>516 Amquiwood Ct.<br>Madison, TN 37115<br><br>Mail tax bills to:<br>EPH 2 ASSETS, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers: 042-04-0-078.00 | 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 $163,000.00.<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 5th day of April, 2019.<br><br>NOTARY PUBLIC<br><br>Commission expires: July 3, 2021 |

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



201904100032423

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)

