New Owner Name and Address: EPH 2 ASSETS, LLC 5001 Plaza on the Lake, Suite 200 Austin, Texas 78746 Property Address: See Schedule "A" Mail tax bills to: EPH 2 ASSETS, LLC 5001 Plaza on the Lake, Suite 200 Austin, Texas 78746	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property, whichever is greater is $1,711,300.00. AFFIANT Subscribed and sworn to before me this 30 day of April, 2019. NOTARY PUBLIC Commission expires: 8/14/22

SUSAN PACK DAVIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm Exp. 08-14-22

SPECIAL WARRANTY DEED

Effective as of April 30, 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 consideration, the receipt and sufficiency of which is hereby acknowledged, **MTP Properties, LLC (the "Grantor")** a limited liability company established under the laws of the State of Tennessee, has sold, conveyed and by these presents does transfer, sell and convey unto **EPH 2 ASSETS, LLC, (the "Grantee")**, its successors, heirs and assigns, certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in **Davidson County**, State of Tennessee, and described in **Schedule "A"** attached hereto and incorporated by reference herein (collectively, the "Property").

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.

Karen Johnson Davidson County
Batch# 224643 DEEDWARRSP
05/01/2019 03:47:30 PM 11 pgs
Fees: $58.00 Taxes: $6,331.81
20190501-0040621

WITNESS the Grantor's hand in Rutherford County, Tennessee on this 29th day of April, 2019.

GRANTOR:

MTP Properties, LLC
a Tennessee limited liability company

By: _____
Tomer Minuskin
Its: _____
Chief Manager

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned Notary Public of the State and County aforesaid, appeared Tomer Minuskin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the Chief Manager for MTP Properties, LLC, and that he as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as an authorized signatory.

WITNESS my hand and seal, at office in Rutherford County, Tennessee this 29th day of April, 2019.

_____
Notary Public

My Commission Expires:

10/20/2020

ERIN M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
7500 Capital Dr.
Germantown, TN 38138

SCHEDULE "A"

Tract 1:

A Certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 4, Lot No. 51 in a Horizontal Property Regime of Section 4, Phase VII, Quail Valley of Record in Plat Book 5200, Page 522-523, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20121003-0090170 in the Davidson County Register's Office.

Property Address: 1321 Quail Valley Road, Nashville, TN 37214
Parcel No.: 108-12-0A-004.00 CO
Title File No.: AMHTN-13

Tract 2:

Being all of Unit No. 2, Oak Grove Townhomes, according to survey and plat of same appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20150917-0094519 in the Davidson County Register's Office.

Property Address: 2940 Baby Ruth Lane Unit # 2, Antioch, TN 37013
Parcel No.: 163-11-0E-029.00 CO
Title File No.: AMHTN-23

Tract 3:

Being all of Unit No. 22 of Oak Grove Townhomes, according to survey and plat of record as Instrument No. 20021126-0146722, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20150910-0091993 in the Davidson County Register's Office.

Property Address: 2940 Baby Ruth Lane Unit # 22, Antioch, TN 37013
Parcel No.: 163-11-0E-049.00 CO
Title File No.: AMHTN-24

Tract 4:

Being all of Unit #23, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20120924-0086600 in the Davidson County Register's Office.

Property Address: 2940 Baby Ruth Lane Unit # 23, Antioch, TN 37013
Parcel No.: 163-11-0E-050.00 CO
Title File No.: AMHTN-25

Tract 5:

Being all of Unit #24, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20130529-0053932 in the Davidson County Register's Office.

Property Address: 2940 Baby Ruth Lane Unit # 24, Antioch, TN 37013
Parcel No.: 163-11-0E-051.00 CO
Title File No.: AMHTN-26

Tract 6:

Being Unit No. 7 of Lot 20 on the Plan of First Revision Baby Ruth Townhomes, a Horizontal Property Regime (Private Element Plat) Lots 18, 19, & 20 Baby Ruth Lane Estates, Section 2, of record in Instrument Number 20000830-0085634 and revised in Instrument Number 20020425-0051149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Unit No. 7 was previously shown as Unit 5 (Parcel 5) of record in Instrument Number 20000830-0085634, Register's Office for said County.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20180315-0024710 in the Davidson County Register's Office.

Property Address: 3013 Baby Ruth Lane, Antioch, TN 37013
Parcel No.: 163-12-0A-007.00 CO
Title File No.: AMHTN-35

Tract 7:

Being Unit No. 8 of Lot 20 on the Plan of First Revision Baby Ruth Townhomes, a Horizontal Property Regime (Private Element Plat) Lots 18, 19, & 20 Baby Ruth Lane Estates, Section 2, of record in Instrument Number 20000830-0085634 and revised in Instrument Number 20020425-0051149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Unit No. 7 was previously shown as Unit 5 (Parcel 5) of record in Instrument Number 20000830-0085634, Register's Office for said County.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20150519-0046040 in the Davidson County Register's Office.

Property Address: 3015 Baby Ruth Lane, Antioch, TN 37013
Parcel No.: 163-12-0A-008.00 CO
Title File No.: AMHTN-37

Tract 8:

Land in Davidson County, Tennessee, being a certain condominium apartment designated as Unit No. 25, Lot 56 in a Horizontal Property regime as shown on condominium site plan, Section 3, Phase V, Quail Valley, of record in Book 5200, page 435, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20120705-0059069 in the Davidson County Register's Office.

Property Address: 3213 E Lake Drive, Nashville, TN 37214
Parcel No.: 108-08-0D-025.00 CO
Title File No.: AMHTN-43

Tract 9:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Second Revision of Section 2, Phase I, Leisure Heights, of record in Book 6900, Page 440, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20150721-0071049 in the Davidson County Register's Office.

Property Address: 405 Leisure Lane, Antioch, TN 37013
Parcel No.: 162-16-0C-029.00 CO
Title File No.: AMHTN-51

Tract 10:

Land in Davidson County, Tennessee, being Lot 182, Unit 137, as shown on the map entitled the Plan of Mill Park Townhomes, Phase V, a Horizontal Property regime as set in Exhibit B of the Declaration of Covenants, Conditions and Restrictions, of record at Instrument No. 20050131-0011265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20121210-0113522 in the Davidson County Register's Office.

Property Address: 5170 Hickory Hollow Parkway Unit # 137, Antioch, TN 37013
Parcel No.: 163-05-0B-211.00 CO
Title File No.: AMHTN-52

Tract 11:

Land in Davidson County, Tennessee, being Unit No. 77, on the Plan of Mill Park, Phase II (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grantor by deed of record at Instrument No. 20130116-0005262 in the Davidson County Register's Office.

Property Address: 5170 Hickory Hollow Parkway Unit # 252, Antioch, TN 37013
Parcel No.: 163-05-0B-077.00 CO
Title File No.: AMHTN-53

SCHEDULE "B"

As to Tract 1 - 1321 Quail Valley Road, Nashville, TN 37214 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE SEVEN, SECTION FOUR, QUAIL VALLEY, as recorded in Plat Book 5200, Page(s) 522-523, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE VII, QUAIL VALLEY Condominium of record in Book 5884, Page 534, as amended by instrument(s) of record in Book 6058, Page 828 and Book 6081, Page 130; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4800, Page 254.
4. Common Area recorded in Book 6181, Page 154.

As to Tract 2 - 2940 Baby Ruth Lane Unit # 2, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK GROVE TOWNHOMES, as recorded in Instrument No. 20021126-0146722.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAK GROVE TOWNHOMES Condominium of record in Instrument No. 20020930-0118631, as amended by instrument(s) of record in Instrument No(s). 20040511-0053732, 20040511-0053733; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement recorded in Book 3843, Page 727.
4. Stormwater Dentention Agreement of record in Instrument No. 20021015-0126623.

As to Tract 3 - 2940 Baby Ruth Lane Unit # 22, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK GROVE TOWNHOMES, as recorded in Instrument No. 20021126-0146722.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAK GROVE TOWNHOMES Condominium of record in Instrument No. 20020930-0118631, as amended by instrument(s) of record in Instrument No(s). 20040511-0053732, 20040511-0053733; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement recorded in Book 3843, Page 727.
4. Stormwater Dentention Agreement of record in Instrument No. 20021015-0126623.

As to Tract 4 - 2940 Baby Ruth Lane Unit # 23, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK GROVE TOWNHOMES, as recorded in Instrument No. 20021126-0146722.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAK GROVE TOWNHOMES Condominium of record in Instrument No. 20020930-0118631, as amended by instrument(s) of record in Instrument No(s). 20040511-0053732, 20040511-0053733; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement recorded in Book 3843, Page 727.
4. Stormwater Dentention Agreement of record in Instrument No. 20021015-0126623.

As to Tract 5 - 2940 Baby Ruth Lane Unit # 24, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK GROVE TOWNHOMES, as recorded in Instrument No. 20021126-0146722.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAK GROVE TOWNHOMES Condominium of record in Instrument No. 20020930-0118631, as amended by instrument(s) of record in Instrument No(s). 20040511-0053732, 20040511-0053733; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement recorded in Book 3843, Page 727.
4. Stormwater Dentention Agreement of record in Instrument No. 20021015-0126623.

As to Tract 6 - 3013 Baby Ruth Lane, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BABY RUTH TOWNHOMES, as recorded in Instrument Nos. 20020425-0051149, 20000830-00085634, and Book 11190, Page 102.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BABY RUTH TOWNHOMES Condominium of record in Instrument No. 20000821-0082472 , as amended by instrument(s) of record in Instrument No. 20000906-0088101; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Charters recorded in Instrument Nos. 20000821-0082471, 20000906-0088100, and 20010921-0102359.
4. Common Area recorded in Instrument No. 20000906-0088102.

As to Tract 7 - 3015 Baby Ruth Lane, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BABY RUTH TOWNHOMES, as recorded in Instrument Nos. 20020425-0051149, 20000830-00085634, and Book 11190, Page 102.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BABY RUTH TOWNHOMES Condominium of record in Instrument No. 20000821-0082472, as amended by instrument(s) of record in Instrument No. 20000906-0088101; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Charters recorded in Instrument Nos. 20000821-0082471, 20000906-0088100, and 20010921-0102359.
4. Common Area recorded in Instrument No. 20000906-0088102.

As to Tract 8 - 3213 E Lake Drive, Nashville, TN 37214 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, PHASE V, QUAIL VALLEY, as recorded in Book 5200, Page 435.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION 3, PHASE V, QUAIL VALLEY Condominium of record in Book 5931, Page 508 and Book 5884, Page 534, as amended by instrument(s) of record in Book 6081, Page 130; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5931, Page 506.
4. Open Space and Common Area of record in Book 6002, Page 539.
5. Charter for Quail Hollow Homeowners Association, Inc. of record in Book 6371, Page 105 and Book 7872, Page 35.

As to Tract 9 - 405 Leisure Lane, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision of Section 2, Phase I, Leisure Heights, as recorded in Plat Book 6900, Page(s) 440; Book 6200, Page 241; and Book 5200, Page 609.
2. Declaration of Covenants, Conditions and Restrictions recorded in Book 6146, Page 241; Book 6150, Page 585; Book 6259, Page 862; Book 7303, Page 232; and Book 6146, Page 276.
3. Easement recorded in Book 4984, Page 569; Book 6303, Page 596; Book 6813, Page 450; and Book 6145, Page 226.

As to Tract 10 - 5170 Hickory Hollow Parkway Unit # 137, Antioch, TN 37013 only:

1. Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425 and Instrument No. 20050131-00112650.
2. Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425; Book 11167, Page 757 and Instrument Nos. 20011016-0112643, 20010712-0074528, 20080304-0021743, 20110208-0011084, 20140902-0079467, 20141231-00119109, 20160223-0017010, and 20161028-0113925.
3. Charter recorded in Book 10719, Page 419.
4. Easement recorded in Book 11378, Page 991.
5. Conveyance of Common Area recorded in Book 11221, Page 249 and Instrument No. 20010712-0074529.

As to Tract 11 - 5170 Hickory Hollow Parkway Unit # 252, Antioch, TN 37013 only:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Mill Park, Phase II (Formerly Hickory Hollow Townhomes), as recorded in Instrument No. 20000706-0066999 and Book 9700, Pages 538 and 539.
2. Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425; Book 11167, Page 757 and Instrument Nos. 20011016-0112643, 20010712-0074528, 20080304-0021743, 20110208-0011084, 20140902-0079467, 20141231-00119109, 20160223-0017010, and 20161028-0113925.
3. Charter recorded in Book 10719, Page 419.
4. Easement recorded in Book 11378, Page 991.
5. Conveyance of Common Area recorded in Book 11221, Page 249 and Instrument No. 20010712-0074529.

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)

