Karen Johnson Davidson County
Batch# 285380 DEEDWARR
09/13/2019 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190913-0093030

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

R. ALAN ALSOBROOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 02-28-23

Affiant

Subscribed and sworn to before me, this 9th **day of September, 2019.**

Notary Public
My commission expires: 2/28/23

04-1908-57362

Address of New Owner:	Send Tax Bills to:	Tax Information:
EPH 2 ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	EPH 2 ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	162 12 0 A 081.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lorenzo Robert Adams, Jr., married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **EPH 2 ASSETS, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Final Plat Brittany Park, Phase II of record in Book 9700, Page 796, Register's Office for said County, to which plan reference is hereby made for a more complete descriptions.

Being the same property conveyed to Victor Hazelwood, Trustee by Quit Claim Deed from Lorenzo Robert Adams, Jr., and the same property conveyed to Lorenzo Robert Adams, Jr. and Donna B. Adams, as joint tenants with rights of survivorship from Victor Hazelwood, Trustee of record in Instrument No. 20070206-0015634, in the Register's Office of Davidson County, Tennessee, dated February 05, 2007 and recorded on February 06, 2007. The said Donna B. Adams having died on or about January 16, 2019.

Being the same property conveyed to Lorenzo Robert Adams, Jr. by Quitclaim Deed from Donna B. Adams of record in Instrument No. 20061024-013170 in the Register's Office of Davidson County, Tennessee, dated October 20, 2006 and recorded on October 24, 2006.

Beign the same property conveyed to Donna B. Adams, unmarried and Lorenzo Robert Adams, Jr. married as joint tenants with the right of survivorship by Warranty Deed from Gloria Lopez of record in Instrument No. 20031223-0182763 in the Register's Office of Davidson County, Tennessee, dated December 10, 2003 and recorded on December 23, 2003.

Jamesetta Adams, spouse of Grantor, is joining in the execution of this instrument to convey marital interests, if any, in said property.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 796, amended in Book 7900, Page 998; Easements of record in Book 9938, Page 753; Declaration of Covenants, Conditions and Restrictions of record in Book 10016, Page 870, Book 10772, Page 988, Book 11398, Page 4, Book 10021, Page 60, Book 10789, Page 173; and 2019 Davidson County, Tennessee, real estate taxes, not yet due and payable.

This property is improved property known as 1180 Brittany Park Lane, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 6th day of September, 2019.

Lorenzo Robert Adams, Jr.

Jamesetta Adams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lorenzo Robert Adams, Jr. and Jamesetta Adams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of September, 2019.

Notary Public

My Commission expires:

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

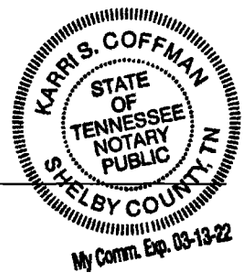
I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, 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)