Karen Johnson Davidson County
Batch# 294491 DEEDWARRSP
10/02/2019 08:42:30 AM 7 pgs
Fees: $38.00 Taxes: $3,184.70
20191002-0100346

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:	***PARCEL ID:***	***MAIL TAX STATEMENTS TO:***
BCHH, Inc. *181 Montour Run Road* *Coraopolis, PA 15108*	*See attached Schedule "A"*	*SRMZ 4 ASSET COMPANY 1, LLC* *5001 Plaza on the Lake, Suite 200* *Austin, TX 78746*

SPECIAL WARRANTY DEED

EFFECTIVE as of the 27 day of September, 2019, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, **EPH 2 ASSETS, LLC**, hereinafter referred to as "*Grantor*", has bargained, sold, conveyed and by these presents does transfer sell and convey unto **SRMZ 4 ASSET COMPANY 1, 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:

[See attached Schedule "A" – Legal Description(s)]

THIS PROPERTY is unencumbered, except for real estate taxes and assessments for the current year and all subsequent years; all matters that would be disclosed by an accurate survey of the Property; the rights of tenants in possession under leases, whether recorded or unrecorded; zoning ordinances and other governmental restrictions affecting the use of the Property; and those Permitted Exception(s) noted on Schedule "B" attached hereto.

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, when the claim is by, through, or under Grantor, but not otherwise. 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]

WITNESS the Grantor's hand this 27 day of September, 2019.

GRANTOR:

EPH 2 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**
By: _____
Karen McConnell
Its: **Closing Manager**

STATE OF TEXAS)
) ss.
COUNTY OF TRAVIS)

ACKNOWLEDGMENT

I, Andrew Cimino, a Notary Public of Travis County, State of Texas, certify that Karen McConnell personally came before me this day and acknowledged that she is the Closing Manager of Main Street Renewal, the Authorized Signor for EPH 2 ASSETS, LLC, and that she, in such capacity, being authorized to do so, executed the foregoing instrument on behalf of said company.

Witness my hand and official seal, this the 27 day of September, 2019.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

Prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Owner Name and Address to:	I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:
SRMZ 4 ASSET COMPANY 1, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746	**$860,728.55**
Property Address: ***See attached Schedule "A"***	AFFIANT:
Tax Parcel ID: ***See attached Schedule "A"***	**SRMZ 4 ASSET COMPANY 1, LLC** By: **Main Street Renewal LLC** Its: **Authorized Signor** By: _____ **Karen McConnell** Its: **Closing Manager**

_____
(Signature of Notary Public)

Andrew Cimino
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2021
My Commission Expires

130951807
Commission No.

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Schedule "A"
Legal Description(s)

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:

BEING Lot 67 on the plan of JACKSON'S RETREAT, PHASE 1, SECTION 2, of record at Plat Book 5200, Page 334, as amended at Book 5972, Page 96, in the Register's Office of 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 of a dead line in the rear remaining 83.48 feet thereon.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 03/26/2019 in Instrument No. 20190326-0026996, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1133 Jacksons View Rd, Hermitage, TN 37076
PARCEL ID: 086-07-0-028.00
TITLE FILE NO: SRMZ-TN-009

TRACT 2:

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:

BEING Lot 24 of HERMITAGE WOODS, SECTION 3, as per plat of record at Plat Book 5050, Page 109, 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 recorded 03/28/2019 in Instrument No. 20190328-0028106, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 485 Rockwood Dr, Hermitage, TN 37076
PARCEL ID: 086-12-0-005.00
TITLE FILE NO: SRMZ-TN-010

TRACT 3:

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 57 on the plan of PEBBLE CREEK, SECTION 5, of record at Plat Book 5210, Page 38, 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 recorded 01/30/2019 at Instrument No. 20190130-0009059, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 5001 Pebble Creek Dr, Nashville, TN 37013
PARCEL ID: 149-06-0-043.00
TITLE FILE NO: SRMZ-TN-011

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1133 JACKSONS VIEW RD, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 5200, Page 334 and Book 5972, Page 96, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5741, Page 360, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (485 ROCKWOOD DR, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Book 5050, Page 109, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5211, Page 812; Book 5239, Page 850; and Book 6145, Page 135, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (5001 PEBBLE CREEK DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5210, Page 308, in the Register's Office of Davidson County, Tennessee.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5634, Page 489, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, MICHAEL KRIVOSKI, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, * HEATHER L REVAY [Name of Notary], a notary public for this county and state, ** MICHAEL KRIVOSKI [name of person making certification] 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: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331156