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# 309223 DEEDWARR
10/31/2019 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $706.70
20191031-0112047

WARRANTY DEED

Effective as of **October 23, 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, **Opendoor Property C, LLC,** 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 462, SECTION TEN, PEPPERTREE FOREST, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 7900, Page 938, in the Register's Office, 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 Warranty Deed of record at **Instrument No. 20190906-0090282** 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 Plat Book 7900, Page 938; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 8703, Page 462, Book 8757, Page 607, Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162, Book 8757, Page 639, Book 8757, Page 639, Book 8757, Page 623, Instrument No. 20190611-0055977; all of record in the Register's Office of **Davidson County**, Tennessee; and **2020 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.

IN WITNESS the Grantor's hand in Maricopa County, State of Arizona on this 23 day of October, 2019.

GRANTORS:

OPENDOOR PROPERTY C, LLC

BY: [signature]

Name and Title: Emily Stallard Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Emily Stallard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the **OPENDOOR PROPERTY C, LLC**, the within named bargainor, and that he/she as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Living Trust by himself/herself as such Trustee.

WITNESS my hand and seal, at office in Maricopa **County**, State of Arizona this 23 day of October, ~~2019~~.

[signature]
Notary Public

DANEER BROWN
Notary Public - Arizona
Maricopa County
Commission # 565851
My Comm. Expires May 26, 2023

My Commission Expires:
05/26/2023

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3908 Pepperwood Dr. Antioch, TN 37013 Mail tax bills to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 165 130A 126.00	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 $191,000.00. [signature] AFFIANT Subscribed and sworn to before me this 24th day of October, 2019. [signature] NOTARY PUBLIC Commission expires: July 3, 2021

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

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

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)