Send Tax Statements To:
EPH 2 ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

Name and Address of New Owner:
EPH 2 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel 174-11-A-003.00

Karen Johnson Davidson County
Batch# 312813 DEEDWARR
11/07/2019 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191107-0115210

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN, TRUSTEE**, has this day bargained and sold and does hereby transfer and convey unto, **EPH 2 ASSETS, LLC**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Lot 3, Cane Ridge Farms, Phase One, as shown on plat of record at Instrument No. 20000825-0083988, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amnon Shreibman, Trustee by Quitclaim deed from Amnon Shreibman and Ruth Shreibman of record in Instrument No. 20061027-0133318, Register's Office for Davidson County, Tennessee, dated October 23, 2006, and recorded on October 27, 2006. Being known also as 1012 Blairfield Drive, Antioch, TN 37013

Grantor declares under penalties and perjury the property being conveyed was investment property and has never been used as his marital abode.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and as recorded at Instrument No. 20000825-0083988; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 2000905-0087103, amended in Instrument No. 20010204-0119093, 20010815-0088370, 20040319-0031603, 20160601-0055259 and 20041102-0131848; Easement(s) of record in Instrument No. 20060607-0067535; Assignment of Declarant Rights of record in Instrument No. 20120524-0045182; Charter for Cane Ridge Farms Homeowners Association, Inc. and of record in Instrument No. 20010816-0088852, as amended at Instrument No. 20010815-0088360, all of record in the Register's Office of Davidson County, Tennessee; and 2019 County of Davidson, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

Grantor declares under penalties and perjury the property being conveyed was investment property and has never been used as his marital abode.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **EPH 2 ASSETS, LLC**, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of October, 2019.

AMNON SHREIBMAN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **AMNON SHREIBMAN, TRUSTEE** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 25 day of October, 2019.

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the
Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 25th day of October, 2019.

NOTARY PUBLIC
My 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

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

