Karen Johnson Davidson County
Batch# 317034 DEEDWARRSP
11/18/2019 02:22:30 PM 6 pgs
Fees: $33.00 Taxes: $845.73
20191118-0118782

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:
SRMZ 4 ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):
163 05 0B 211.00

SPECIAL WARRANTY DEED

EFFECTIVE as of the 13 day of November, 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 13 day of November, 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 13 day of November, 2019.

NOTARY PUBLIC STATE OF TEXAS
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:

SRMZ 4 ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Property Address:
5170 Hickory Hollow Unit #137

Tax Parcel ID:
163 05 0B 211.00

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: $228,575.62

~~$228,193.27~~

AFFIANT:

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:

Being Lot 182 of PLAN OF MILL PARK TOWNHOMES, PHASE V, UNIT 137, a Horizontal Property regime as set in Exhibit B of the Declaration of Covenants, Conditions and Restrictions, of record at Instrument No. 20050131-00112650, 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 05/01/2019 in Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	5170 Hickory Hollow Unit #137, Antioch, TN 37013
PARCEL ID:	163 05 0B 211.00
TITLE FILE NO:	SRMZ-TN-012

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (5170 HICKORY HOLLOW UNIT #137, ANTIOCH, TN 37013) ONLY:

1. Covenant(s), Condition(s) and/or Restriction(s) as set forth in instrument recorded at Book 10719, Page 425; Book 11167, Page 757; Instrument No. 20011016-0112643; Instrument No. 20010712-0074528; Instrument No. 20080304-0021743; Instrument No. 20110208-0011084; Instrument No. 20140902-0079467; Instrument No. 20141231-00119109; Instrument No. 20160223-0017010; Instrument No. 20161028-0113925, in the Register's Office of Davidson County, Tennessee.

2. Easement(s) as set forth in instrument recorded at Book 11378, Page 991, in the Register's Office of Davidson County, Tennessee.

3. Charter as set forth in instrument recorded at Book 10719, Page 419, in the Register's Office of Davidson County, Tennessee.

4. Conveyance(s) of Common Area(s) and/or Facility(ies) as set forth in instrument(s) recorded at Book 11221, Page 249 and Instrument No. 20010712-0074529, 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, *PAMUELA WOOD [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

** MICHAEL KRIVOSKI

Pamuela L. Wood
Notary's Signature

My Commission Expires: 2-7-2021

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires Feb 7, 2021
Commission Number 1305462