Karen Johnson Davidson County
Batch# 328550 DEEDWARRSP
12/12/2019 09:20:30 AM 8 pgs
Fees: $43.00 Taxes: $3,891.74
20191212-0128018

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:
ALTO ASSET COMPANY 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):
See attached Schedule "A"

SPECIAL WARRANTY DEED

EFFECTIVE as of the 25 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 **ALTO ASSET COMPANY 1, LLC, formerly known as 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 25 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 25 day of November, 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:

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

Property Address:
See attached Schedule "A"

Tax Parcel ID:
See attached Schedule "A"

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:

$1,051,822.18

AFFIANT:

ALTO ASSET COMPANY 1, LLC, formerly known as 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 Unit 22 on the plan of Oak Grove Townhomes of record at Instrument 20021126-0146722, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 05/01/2019 at Instrument 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2940 Baby Ruth Lane #22, Antioch, TN 37013
PARCEL ID:	163-11-0E-049.00-CO
TITLE FILE NO:	AMSR-TN-006

TRACT 2:

BEING Unit 23 on the plan of Oak Grove Townhomes of record at Instrument 20021126-0146722, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 05/01/2019 at Instrument 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2940 Baby Ruth Lane #23, Antioch, TN 37013
PARCEL ID:	163-11-0E-050.00-CO
TITLE FILE NO:	AMSR-TN-007

TRACT 3:

Being all of Unit No. 2, Oak Grove Townhomes, according to survey and plat of same appearing of record in Instrument No. 20021126-0146 722, Register's Office for Davidson County.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 05/01/2019 at Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2940 Baby Ruth Lane #24, Antioch, TN 37013
PARCEL ID:	163-11-0E-051.00-CO
TITLE FILE NO:	AMSR-TN-008

Schedule "A"
Legal Description(s)
(Continued)

TRACT 4:

Unit 25, Lot 56 on the plan of QUAIL VALLEY, SECTION 3, PHASE V, Horizontal Property Regime of record at Book 5200, Page 435, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 05/01/2019 at Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3213 E Lake Dr, Nashville, TN 37214
PARCEL ID:	108-08-0D-025.00-CO
TITLE FILE NO:	AMSR-TN-009

TRACT 5:

BEING Unit 29 on the plan of Second Revision of Section 2, Phase I, Leisure Heights of record in Book 6900, Page 440, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to EPH 2 ASSETS, LLC by deed recorded 05/01/2019 at Instrument 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	405 Leisure Ln, Nashville, TN 37013
PARCEL ID:	162-16-0C-029.00-CO
TITLE FILE NO:	AMSR-TN-010

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (2940 BABY RUTH LANE #22, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20021126-0146722, 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 Instrument No(s). 20020930-0118631, 20040511-0053732 and 20040511-0053733, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3843, Page 727, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No. 20021015-0126623, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (2940 BABY RUTH LANE #23, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20021126-0146722, 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 Instrument No(s). 20020930-0118631, 20040511-0053732 and 20040511-0053733, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3843, Page 727, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No. 20021015-0126623, in the Register's Office of Davidson County, Tennessee.

Schedule "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 3 (2940 BABY RUTH LANE #24, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No. 20021126-0146722, 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 Instrument No(s). 20020930-0118631, 20040511-0053732 and 20040511-0053733, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 3843, Page 727, in the Register's Office of Davidson County, Tennessee.

(4) Agreement(s) recorded at Instrument No. 20021015-0126623, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 4 (3213 E LAKE DR, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 433.

(2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5931, Page 508; Book 5884, Page 534; Book 6081, Page 130; and Book 5931, Page 506.

(3) Conveyance(s) of Common Area(s) and/or Facility(ies) as set forth in instrument(s) of record at Book 6002, Page 539.

AS TO TRACT 5 (405 LEISURE LN, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 440, Book 6200, Page 241 and Book 5200, Page 609, 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 6146, Page 241; Book 6150, page 585; Book 6259, Page 862; Book 7303, Page 232; and Book 6146, Page 276, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 4984, Page 569; Book 6303, Page 596; Book 6813, Paeg 450; and Book 6145, page 226, 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

*PAMUELA WOOD
Personally appeared before me, [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

Notary's Signature

My Commission Expires: 2/7/21

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