Karen Johnson Davidson County
Batch# 365084 DEEDWARRSP
02/28/2020 03:28:30 PM 6 pgs
Fees: $33.00 Taxes: $1,844.42
20200228-0022617

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

MAIL TAX STATEMENTS TO:
ALTO ASSET COMPANY 2, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

TAX PARCEL ID(S):
162-12-0A-081.00
165-13-0A-126.00

SPECIAL WARRANTY DEED

EFFECTIVE as of the 21 day of Feb, 2020, 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 2, LLC, formerly known as SRMZ 4 ASSET COMPANY 2, 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 21 day of Feb, 2020.

GRANTOR:

EPH 2 ASSETS, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyssia Ventura
Its: **Closing Supervisor**

STATE OF TEXAS

COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

I, Alyson Chandler, a Notary Public of Travis County, State of Texas, certify that Alyssia Ventura personally came before me this day and acknowledged that she is the Closing Supervisor of Main Street Renewal LLC, 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 21 day of Feb, 2020.

(Signature of Notary Public)

Alyson Chandler
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

12/04/2021
My Commission Expires

131370130
Commission No.

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021

This instrument prepared by:

Jay A. Rosenberg, Esq.
Member Tennessee Bar
Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550
Cincinnati, OH 45209
Phone: (513) 247-9605
Fax: (866) 611-0170

New Owner Name and Address to:

ALTO ASSET COMPANY 2, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

1180 Brittany Park Ln
Antioch, TN 37013

3908 Pepperwood Dr
Nashville, TN 37013

Tax Parcel ID:

162-12-0A-081.00
165-13-0A-126.00

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:

$498,491.30

AFFIANT:

ALTO ASSET COMPANY 2, LLC

By: **Main Street Renewal LLC**
Its: **Authorized Signor**

By: _____
Alyssia Ventura
Its: **Closing Supervisor**

_____
(Signature of Notary Public)

Alyson Chandler
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

12/04/2021
My Commission Expires

131370130
Commission No.

ALYSON CHANDLER
Notary ID #131370130
My Commission Expires
December 4, 2021

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 81 on the plan of BRITTANY PARK, PHASE 2, of record at Plat Book 9700, Page 796, 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 Grantor by deed recorded 09/13/2019 at Instrument No. 20190913-0093030, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1180 Brittany Park Ln, Antioch, TN 37013
PARCEL ID: 162-12-0A-081.00
TITLE FILE NO: MDPNT-TN-003

TRACT 2:

BEING Lot 462 on the plan of PEPPERTREE FOREST, SECTION 10, of record at Plat Book 7900, Page 938, 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 Grantor by deed recorded 10/31/2019 at Instrument No. 20191031-0112047, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 3908 Pepperwood Dr, Nashville, TN 37013
PARCEL ID: 165-13-0A-126.00
TITLE FILE NO: MDPNT-TN-022

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1180 BRITTANY PARK LN, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9700, Page 796, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 10016, Page 870; Book 10772, Page 988; and Book 11398, Page 4, in the Register's Office of Davidson County, Tennessee.

(3) Agreement(s) as set forth in instrument(s) recorded at Book 9938, Page 753, 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 10021, Page 60 and Book 10789, Page 173, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (3908 PEPPERWOOD DR, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 938, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 8703, Page 462; Book 9664, Page 162; Book 8757, Page 639; and Book 8757, Page 623, and Instrument No(s). 20190611-0055977, 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, [Name of Notary]*PAMUELA WOOD, 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