Karen Johnson Davidson County
Batch# 375702 DEEDWARRSP
03/23/2020 09:00:30 AM 8 pgs
Fees: $43.00 Taxes: $3,141.55
20200323-0031176

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):
163-11-0E-029.00
163-12-0A-007.00
163120A00800CO
163-05-0B-077.00

SPECIAL WARRANTY DEED

EFFECTIVE as of the 3rd day of March, 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 3rd day of March, 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, Brandon Wilson, 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 3rd day of March, 2020.

BRANDON WILSON
Notary ID #132301061
My Commission Expires
January 6, 2024

_____
(Signature of Notary Public)

Brandon Wilson
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2024
My Commission Expires

132301061
Commission No.

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:

2940 Baby Ruth Lane #2
3013 Baby Ruth Ln
3015 Baby Ruth Ln
5170 Hickory Hollow Unit #252

Tax Parcel ID:

163-11-0E-029.00
163-12-0A-007.00
163120A00800CO
163-05-0B-077.00

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:

$849,066.69

AFFIANT:

ALTO ASSET COMPANY 2, LLC

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

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

_____
(Signature of Notary Public)

Brandon Wilson
(Print Name of Notary Public)

NOTARY PUBLIC in and for the State and County aforesaid.

01/06/2024
My Commission Expires

132301061
Commission No.

BRANDON WILSON
Notary ID #132301061
My Commission Expires
January 6, 2024

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Unit 2 on the plan of OAK GROVE TOWNHOMES, of record at Instrument No. 20021126-0146722, 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 05/01/2019 at Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	2940 Baby Ruth Lane #2, Antioch, TN 37013
PARCEL ID:	163-11-0E-029.00
TITLE FILE NO:	ASFR-TN-011

TRACT 2:

BEING Unit 7 of Lot 20 on the plan of FIRST REVISION, BABY RUTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, LOTS 18, 19 & 20 BABY RUTH LANE ESTATES, SECTION 2, of record at Instrument No. 20000830-0085634, as amended at Instrument No. 20020425-0051149, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Unit 7 was previously shown as Unit 5 (Parcel 5) in instrument of record at Instrument No. 20000830-0085634, in said Register's Office.

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

COMMONLY KNOWN AS:	3013 Baby Ruth Ln, Nashville, TN 37013
PARCEL ID:	163-12-0A-007.00
TITLE FILE NO:	ASFR-TN-013

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

TRACT 3:

BEING Unit 8 of Lot 20 on the plan of FIRST REVISION, BABY RUTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, LOTS 18, 19 & 20 BABY RUTH LANE ESTATES, SECTION 2, of record at Instrument No. 20000830-0085634, as amended at Instrument No. 20020425-0051149, 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 05/01/2019 at Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	3015 Baby Ruth Ln, Nashville, TN 37013
PARCEL ID:	163120A00800CO
TITLE FILE NO:	ASFR-TN-014

TRACT 4:

BEING Unit 77 on the plan of MILL PARK, PHASE II (FORMERLY HICKORY HOLLOW TOWNHOMES), of record at Instrument No. 20000706-0066999, 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 05/01/2019 at Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	5170 Hickory Hollow Unit #252, Antioch, TN 37013
PARCEL ID:	163-05-0B-077.00
TITLE FILE NO:	ASFR-TN-029

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (2940 BABY RUTH LANE #2, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20021126-0146722, 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 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.

AS TO TRACT 2 (3013 BABY RUTH LN, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20000830-0085634, as affected by instrument(s) recorded at Instrument No(s). 20020425-0051149, 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 Instrument No(s). 20000821-0082472, 20000906-0088101, 20000821-0082471, 20000906-0088100 and 20010921-0102359, in the Register's Office of Davidson County, Tennessee.

(3) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Instrument No(s). 20000906-0088102, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 3 (3015 BABY RUTH LN, NASHVILLE, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20000830-0085634, as affected by instrument(s) recorded at Instrument No(s). 20020425-0051149, 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 Instrument No(s). 20000821-0082472, 20000906-0088101, 20000821-0082471, 20000906-0088100 and 20010921-0102359, in the Register's Office of Davidson County, Tennessee.

(3) Conveyance(s) of common area(s) and/or facility(ies) as set forth in instrument(s) recorded at Instrument No(s). 20000906-0088102, in the Register's Office of Davidson County, Tennessee.

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

AS TO TRACT 4 (5170 HICKORY HOLLOW UNIT #252, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20000706-0066999, 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 10719, Page 425; Book 11167, Page 757; and Book 10719, Page 419, and Instrument No(s). 20011016-0112643, 20010712-0074528, 20080304-0021743, 20110208-0011084, 20140902-0079467, 20141231-00119109, 20160223-0017010 and 20161028-0113925

(3) Easement(s) as set forth in instrument(s) recorded at Book 11378, Page 991, 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(s). 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

* HEATHER L REVAY

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

Heather L. Revay

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166