Karen Johnson Davidson County
Batch# 411065 DEEDWARRSP
06/05/2020 01:39:30 PM 6 pgs
Fees: $33.00 Taxes: $701.92
20200605-0058168

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

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

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 28th day of May, 2020, is made and entered into by and between **EPH 2 ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **AMNL ASSET COMPANY 1 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[Signature Page Follows]

WITNESS the Grantor's hand this 26th day of May, 2020,

GRANTOR:

EPH 2 ASSETS, LLC

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

By: _____
Alyson Cimino
Its: **Closing Supervisor**

STATE OF TEXAS
COUNTY OF TRAVIS } **ss.**

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 26th day of May, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of EPH 2 ASSETS, LLC, who is personally known to me, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

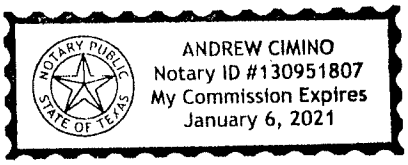
_____
(Signature of Notary Public)

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.



New Owner Name and Address to:

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

Property Address:

1321 Quail Valley Rd, Nashville, TN 37214

Tax Parcel ID:

108-12-0A-004.00

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:

$189,709.10

AFFIANT:

AMNL ASSET COMPANY 1 LLC

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

By: _____
Alyson Cimino
Its: **Closing Supervisor**

_____
(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 4 of Lot 51 on the plan of QUAIL VALLEY, SECTION 4, PHASE VII, of record in Plat Book 5200, Page 522, 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 acquired by Grantor by instrument recorded 05/01/2019 at Instrument No. 20190501-0040621, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS:	1321 Quail Valley Rd, Nashville, TN 37214
PARCEL ID:	108-12-0A-004.00
TITLE FILE NO:	STRG1-TN-0002

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1321 QUAIL VALLEY RD, NASHVILLE, TN 37214) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 522, 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 5884, Page 534; Book 6058, Page 828; Book 6081, Page 130; and Book 4800, Page 254, 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 Book 6181, Page 154, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Emily McClellan, 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, Heather L Revay [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.

*Emily McClellan

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