Karen Johnson Davidson County
Batch# 439989 DEEDWARR
07/17/2020 12:13:30 PM 5 pgs
Fees: $28.00 Taxes: $828.43
20200717-0078821

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 403 71

Return to: Specialty Agency Solutions, 600 W. Germantown Pike, Suite 450, Plymouth Meeting, PA 19462.

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
EPH 2 ASSETS, LLC	**EPH 2 ASSETS, LLC**	072-12-0A-110.00
5001 Plaza on the Lake, Ste 200	**5001 PLAZA ON THE LAKE, STE 200**	
Austin, TX 78746	**AUSTIN, TX 521452**	

ES-20-521452

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, DANIEL YARBROUGH and ASHLEY YARBROUGH, husband and wife, hereinafter referred to as "Granter", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto EPH 2 ASSETS, LLC, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 5001 Plaza on the Lake, Ste 200, Austin, TX 78746, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being Lot 11 on the Plan of Greer (shown as Green on previous deed) Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development, of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Tax ID No.: 072-12-0A-110.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 20100420-0029633 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 444 Scotts Creek Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of July, 2020

Daniel Yarbrough

DANIEL YARBROUGH

STATE OF TENNESSEE
COUNTY OF Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DANIEL YARBROUGH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of July, 2020

Kristina Ferrer

Notary Public
My Commission expires: 06-17-2024

KRISTINA FERRER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ASHLEY YARBROUGH

STATE OF TENNESSEE
COUNTY OF ◆◆◆◆◆◆◆◆◆ – Williamson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ASHLEY YARBROUGH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of July, 2020

Notary Public
My Commission expires: 06/17-2024

KRISTINA FERRER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 223,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Daniel Yarbrough
Affiant/Grantee

Subscribed and sworn to before me this 15 day of July, 2020

Kristina Ferrer
Notary Public

My Commission expires: 06-17-2024

KRISTINA FERRER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Neil Coffey, 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 PA

County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state, Neil Coffey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 19, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499