Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 443360 DEEDWARR
07/23/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200723-0081372

WARRANTY DEED

Effective as of **July 17, 2020** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sheila Washington,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **EPH 2 ASSETS, 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:

Being part of Lot No. 292 on the North Nashville Real Estate Company's Plan of Lots in Nashville, Tennessee, a plan of which is of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, describes as follows:

Beginning at a point in the Southwesterly margin of Delta Ave., at the common corner of Lots 292 and 294; thence with the line between said lots, South 42 degrees 38' 45" West 134.40 feet to the right of way of Interstate Highway I-265; thence with said right of way North 69 degrees 18' 48" West 53 feet, more or less, to a point in the line between Lots No. 290 and 292; thence with the line between said two lots Northeastwardly 155 feet, more or less, to the Southwesterly margin of said Delta Avenue; thence with the same Southeastwardly 50 feet to the beginning.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20021001-0119258 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and as recorded in Plat Book 21, Page 105, all of record in the Register's Office of Davidson County, Tennessee; and 2020 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

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. 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.

WITNESS the Grantor's hand in Hendersonville, Tennessee on this 17th day of July, 2020.

GRANTOR:

Sheila Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Sheila Washington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she executed the within instrument of he/her own free act and deed for the purposes therein contained.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on July 17, 2020.

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/2/21

New Owner Name and Address to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1705 Delta Ave., Nashville, TN 37208 Mail tax bills to: EPH 2 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 081 12 0 045.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $275,000.00 AFFIANT Subscribed and sworn to before me this 20th day July, 2020. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

202007230081372

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)