Karen Johnson Davidson County
Batch# 591923 DEEDWARRSP
03/15/2021 10:25:30 AM 7 pgs
Fees: $38.00 Taxes: $1,020.56
20210315-0033858

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT PREPARED BY:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

AFTER RECORDING, RETURN TO:
BCHH, Inc., Attn: Bradley Cianni
181 Montour Run Rd
Coraopolis, PA 15108
412-465-3549, bcianni@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 11th day of March, 2021, 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 **CPI/Amherst SFR Program II Owner, L.L.C.**, 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 Exhibit "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 Exhibit "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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 8th day of March, 2021.

GRANTOR:

EPH 2 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 8th day of March, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of EPH 2 ASSETS, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2021
Notary ID 131267092

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

09/01/2021
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$275,828.13**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

CPI/Amherst SFR Program II Owner, L.L.C.

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Subscribed and sworn to before me on this 8th day of March, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of CPI/Amherst SFR Program II Owner, L.L.C..

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2021
Notary ID 131267092

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

09/01/2021
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 11 on the plan of GREER MEADOWS AT CEDAR CREEK, SECTION 3, PHASE 1, of record at Instrument No(s). 20010920-0101748, 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 EPH 2 ASSETS, LLC by deed recorded 07/17/2020 at Instrument No. 20200717-0078821, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 444 Scotts Creek Trail, Hermitage, TN 37076
PARCEL ID: 075-12-0A-110.00
TITLE FILE NO: CARL2,1-TN-0004

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (444 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20010920-0101748, 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 Record Book 10802, Page 402 and Instrument No(s). 20020606-0069062, in the Register's Office of Davidson County, Tennessee.

(3) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20001205-0119474, 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

* THOMAS E WORKMAN

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

Notary's Signature

My Commission Expires: 2-10-2025

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170