

4/11/16 9:58:51
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DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY

Prepared By ~~& Return To~~
The McNamee Firm, PC
6465 Quail Hollow Rd. #103
Memphis, Tennessee 38120
(901) 881-8600
Charles G. Wardlow, II (MS Bar # 9453)

FED
G+

Return To:
OS National, LLC
2170 Satellite Blvd. Ste. 450
Duluth, GA 30097

SPECIAL WARRANTY DEED

EPH 2 ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746
Work: (512) 851-8911

GRANTOR

TO

US SFE ASSET COMPANY 1, LLC
5001 Plaza On The Lake #200
Austin, TX 78746
Work: (512) 851-8911

GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **EPH 2 ASSETS, LLC**, Grantor, does hereby sell, grant, bargain convey and warrant unto **US SFE ASSET COMPANY 1, LLC**, Grantee, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

FOR LEGAL DESCRIPTIONS SEE EXHIBIT "A" ATTACHED HERETO

The warranty in this deed is subject to road rights of way and easements for public roads and public utilities, health department regulations, subdivision and zoning regulations in effect in DeSoto County, Mississippi; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions, dedications, conditions, reservations, easements and other matters of record in the office of the Chancery Clerk of Desoto County, Mississippi; and subject to any City and/or Desoto County taxes for the year 2016 and all subsequent years. Furthermore, the Grantor will only warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the said Grantor, but not further or otherwise, subject to the matters set forth above.

Clerk Recorder: Please index all legal descriptions
or index as a multi-parcel instrument.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this 19 day of February, 2016.

GRANTOR

EPH 2 ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: *Kim Magel*
Kim Magel
Its: Vice President – Control Management

STATE OF TEXAS
COUNTY OF TRAVIS

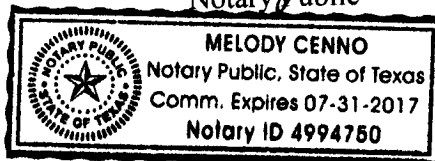
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Kim Magel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the Vice President – Control Management of Main Street Renewal LLC, which is the Authorized Signor of the Grantor, and is authorized by the Grantor to execute this instrument on behalf of the Grantor for the purposes therein contained.

WITNESS my hand, at office, in Travis County, Texas this 19 day of February, 2016.

(Seal)

My Commission expires: 7/31/2017

Melody Cenno
Notary Public



Disclosure: This Special Warranty Deed was prepared without the benefit of a title search or opinion of title and was prepared solely based on the information provided by the parties.

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	AM-761758	1624 SARAH ANN COVE	SOUTHAVEN	MS	38671	DESOTO
2	AM-761784	2309 LINDA SHORE DR	SOUTHAVEN	MS	38671	DESOTO
3	AM-761741	2616 WINWOOD COVE	HORN LAKE	MS	38637	DESOTO
4	AM-764718	6816 MAURY DR	OLIVE BRANCH	MS	38654	DESOTO
5	AM-761705	7112 TUDOR LN	HORN LAKE	MS	38637	DESOTO
6	AM-761747	8104 LONGBRANCH DR	SOUTHAVEN	MS	38671	DESOTO
7	AM-761841	8516 CROSSPOINTE DR	OLIVE BRANCH	MS	38654	DESOTO

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1624 SARAH ANN COVE, SOUTHAVEN, MS 38671

COUNTY: DESOTO

CLIENT CODE: AM-761758

TAX PARCEL ID/APN: 1 07 9 28 29 0 00358 00

LOT 358, SECTION "F", PARCEL 7, CENTRAL PARK NEIGHBORHOOD, PUD, SITUATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82, AT PAGE 41, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-2

STREET ADDRESS: 2309 LINDA SHORE DR, SOUTHAVEN, MS 38671

COUNTY: DESOTO

CLIENT CODE: AM-761784

TAX PARCEL ID/APN: 1.07.5.21.04.0.00112.00

LOT 112, SECTION "B", ANSLEY PARK SUBDIVISION, LOCATED IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 81, PAGES 20-21, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-3

STREET ADDRESS: 2616 WINWOOD COVE, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: AM-761741

TAX PARCEL ID/APN: 2.08.2.03.17.0.00304.00

LOT 304, SECTION K, PHASE 3, KENTWOOD SUBDIVISION AS LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 55, PAGE 11, IN THE OFFICE OF THE CHANCERY CLERK, DESOTO COUNTY, MS.

EXHIBIT A-4

STREET ADDRESS: 6816 MAURY DR, OLIVE BRANCH, MS 38654

COUNTY: DESOTO

CLIENT CODE: AM-764718

TAX PARCEL ID/APN: 1.06.8.34.05.1.00046.00

LOT 46 OF SECTION B, HARAWAY GARDENS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 20, OF THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 WEST.

EXHIBIT A-5

STREET ADDRESS: 7112 TUDOR LN, HORN LAKE, MS 38637

COUNTY: DESOTO

CLIENT CODE: AM-761705

TAX PARCEL ID/APN: 1 08 8 27 14 0 00077 00

LOT 77, SECTION D, WINDSOR CREEK SUBDIVISION, IN SECTIONS 27 AND 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 15- 16, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-6

STREET ADDRESS: 8104 LONGBRANCH DR, SOUTHAVEN, MS 38671

COUNTY: DESOTO

CLIENT CODE: AM-761747

TAX PARCEL ID/APN: 1.07.4.19.16.0.00070.00

LOT 70 OF SECTION B, AUTUMN WOODS, A SUBDIVISION LOCATED IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 40, OF THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

EXHIBIT A-7

STREET ADDRESS: 8516 CROSSPOINTE DR, OLIVE BRANCH, MS 38654

COUNTY: DESOTO

CLIENT CODE: AM-761841

TAX PARCEL ID/APN: 1.06.5.22.23.0.00147.00

LOT 147, DEVON PARK P.D., PHASE 2, LOCATED IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 78, PAGES 41-43, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.
