WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 10:07 2 pgs
Fees:13.00 Taxes:466.20
20051026-0129128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Epandco Real Estate	Epandco Real Estate	081-11-0-430.00
(NAME) 1704 14th Ave. North	(NAME) 8383 WILSHIRE BLVD STE 100	
(ADDRESS) Nashville, TN	(ADDRESS) BEVERLY HILLS, CA 90211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Benjamin Turman II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Epandco Real Estate, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 62 feet front and 56 feet rear of lot No. 198 on the plan of McGavock, Wetmore and Other's Addition of record in Book 21, page 41, Register's office for said County.

Said part of said lot fronts 62 feet on the easterly side of 14th Avenue North and runs back between lines 170 feet on the northerly side and 170 feet, more or less, on southerly side to an alley in the rear, measuring 56 feet thereon.

Being the same property conveyed to Donzaleigh T. Patterson by deed from John W. Tyler, Hattie L. Tyler, John L. Tyler, Victor C. Tyler and Karen M. Tyler, of record in Book 8770 Page 657 Register's Office for Davidson County, Tennessee. The said Donzaleigh T. Patterson having since died leaving a will devising all real property to George Benjamin Turman II. An estate has been opened in the Probate Court of Davidson County in Docket 05P-623.

unimproved ☐

This is improved ☒ property, known as 1704 14th Ave. North, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 24th day of October, 2005.

George Benjamin Turman II

George Benjamin Turman II

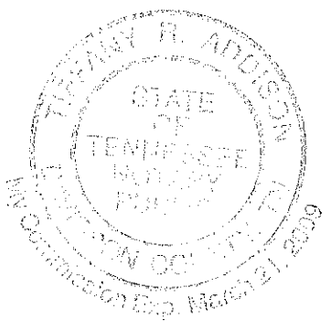
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George Benjamin Turman, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2005.

Commission expires:
March 21, 2009



Tiffany R. Addison
Notary Public