WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 15:23 2 pgs
Fees:13.00 Taxes:240.50
20060303-0025193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: [illegible] 12/25/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Epandco Real Estate Fund, LLC	**SAME**	**82-7-24**
(NAME)	(NAME)	
615 North 2nd Street A & B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Darrell Gant and Francine Gant, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Epandco Real Estate Fund, 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 Lot No. 4 in the subdivision of the Wingo Property, not of record, described as follows: Beginning at a point on the west side of North Second Street, 138-6/7 feet south of Kent Street or Josephine Street, now Grace Avenue; thence south with the east margin of North Second Street, 46-2/7 feet to a point; thence easterly 150 feet parallel with Kent or Josephine, now Grace Avenue to an alley; thence north with the west margin of said alley 46-2/7 feet to a point; thence west 150 feet parallel with Josephine Street or Grace Avenue to North Second Street, the beginning.

Being the same property conveyed to Darrell Gant and wife Francine Gant by Quit Claim Deed from David Abercrombie and Hannah Abercrombie dated July 29, 2005 recorded on August 2, 2005 in Instrument No. 20050802-0090324, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **615 North 2nd Street A & B, Nashville, TN 37207**

(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 **our hands** this **1st day of March, 2006.**

Darrell Gant

Francine Gant

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Darrell Gant and Francine Gant, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **1st day of March, 2006**.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

