WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/06 12:59 2 pgs
Fees:13.00 Taxes:170.20

20060420-0045484

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Espandco Real Estate, LLC	Espandco Real Estate, LLC	Map 81-7
(NAME) 1811 16th Avenue N	(NAME) 5200 Vanalden Ave.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Tarzana, CA 91356	Parcel 224
(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, **Yolanda Corbitt**, 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:

Being Lot No. 27 on the Map of William M. Butler's Subdivision, as shown of record in Plat Book 57, Page 98, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 27 fronts 50 feet on the westerly side of Sixteenth Avenue North, formerly Butler Street, and runs back between parallel lines 144 ½ feet to an alley.

Being the same property conveyed to Billy Wayne Rickles, II by Quitclaim Deed from James Roy Minton, filed for record 3/24/05 as Instrument No. 20050324-003219, Register's Office for Davidson County, Tennessee, and being further conveyed to Yolanda Corbitt by Deed from Billy Wayne Rickles, II, filed for record as Instrument No. X, Register's Office for Davidson County, Tennessee.

*20060420-0045482

unimproved ☐

This is improved ☒ property, known as 1811 16th Avenue N, Nashville, TN 37208

(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 17th day of April, 2006.

Yolanda Corbitt

By: Quincy J. Corbitt, Attorney in Fact
Quincy J. Corbitt, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF

On this 4/17/2006, before me personally appeared Yolanda Corbitt by Quincy J. Corbitt as his/her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Yolanda Corbitt and acknowledged that such person executed the same as the free act and deed of Yolanda Corbitt.

Witness my hand and official seal at Mt. Juliet, Tennessee this 17th day of April, 2006.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public