Davidson County DEEDWARR
Recvd: 10/13/06 13:46 3 pgs
Fees:18.00 Taxes:240.50

20061013-0127492

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this 27th day of September, 2006.

Notary Public
My commission expires: 1/23/10

Address of New Owner:	Send Tax Bills to:	Tax-Information
Charles T. Hoffman 1617 Arthur Avenue Nashville TN 37208	New Owner	81-12-0-094

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Epandco Real Estate, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Charles T. Hoffman and Joyce Hoffman,** husband and wife, hereinafter called the Grantees, their successors 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. 367, on the Plan of McGavock Wetmore and Others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel C. Gordon and Sylvia C. Weinberger by deed from Gorwein Development Company, Inc., a Tennessee Corporation, dated 12-31-86, of record in Book 7090, Page 171, Register's Office for Davidson County, Tennessee. The said Sherron Weinberger having since died. The Will of Sherron Weinberger field with the Davidson County Probate Court Clerk's Office in Probate Docket #95P-1373 devised the subject property to Sylvia C. Weinberger, Trustee of the Residuary Trust created in the Will.

Further being the same property conveyed to Epandco Real Estate, LLC by deed from Joel C. Gordon, individually and Sylvia C. Weinberger, Trustee of the Residuary Trust Under the Will of Sherron Weinberger, deceased, Trustee, dated 5-04-06, recorded 5-15-06, of record in Instrument No. 20060515-0056550, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1617 Arthur Avenue, Nashville, TN 37208

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of September, 2006.

Epandco Real Estate, LLC

By:_____
Shlomo Eplboim, Manager

State Of California
County Of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Shlomo Eplboim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of Epandco Real Estate, LLC, the within named bargainor, and that he is authorized by Epandco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand in Los Angeles CA, this 96 day of September, 2006.

JUAN G. PEREZ
Commission # 1652962
Notary Public - California
Los Angeles County
My Comm. Expires Mar 20, 2010

_____
State of California at Large
My Commission expires:

Epandco Real Estate, LLC

By:_____
Michael A. Poutre II, Manager

State Of California
County Of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Michael A. Poutre II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of Epandco Real Estate, LLC, the within named bargainor, and that he is authorized by Epandco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand in Los Angeles CA, this 14 day of September, 2006.

JUAN G. PEREZ
Commission # 1652962
Notary Public - California
Los Angeles County
My Comm. Expires Mar 20, 2010

_____
State of California at Large
My Commission expires

Epandco Real Estate, LLC

By:_____
Charles T. Hoffman, Manager

State Of California
County Of _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Charles T. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of Epandco Real Estate, LLC, the within named bargainor, and that he is authorized by Epandco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand in _____, CA, this ____ day of September, 2006.

_____
State of California at Large
My Commission Expires:

WITNESS my hand this 12th day of September, 2006.

Epandco Real Estate, LLC

By:_____
Xxxxxx Xxxxxx, Manager

State Of California
County Of _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Xxxxxx Xxxxxx, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of Epandco Real Estate, LLC, the within named bargainor, and that he is authorized by Epandco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand in _____, CA, this ____ day of September, 2006.

_____
State of California at Large
My Commission expires:

Epandco Real Estate, LLC

By:_____
Xxxxxx Xxxxxx, Manager

State Of California
County Of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Xxxxxx Xxxxxx, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of Epandco Real Estate, LLC, the within named bargainor, and that he is authorized by Epandco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand in CA, CA, this 27 day of September, 2006.

Raquel Fanny Orantes
State of California at Large
My Commission expires

Epandco Real Estate, LLC

By: Charles T. Hoffman
Charles T. Hoffman, Manager

RAQUEL FANNY ORANTES
Commission # 1421417
Notary Public - California
Los Angeles County
My Comm. Expires May 31, 2007

State Of California
County Of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Charles T. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the manager of Epandco Real Estate, LLC, the within named bargainor, and that he is authorized by Epandco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand in LA, CA, this 27th day of September, 2006.

May 31, 2007
State of California at Large
My Commission Expires: