RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/07 08:34 2 pgs
Fees:13.00 Taxes:312.65
20070711-0082380

CARRIE LINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF JULY, 2007.

Carrie Linn
Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Epandco Holdings, LLC	New Owner	
(NAME)	(NAME)	Map 092-04-0
5200 Vanalden Ave.		
(ADDRESS)	(ADDRESS)	Parcel 165
Tarzana, CA 91356		
(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, I, **CALDWELL WRIGHT, JR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EPANDCO HOLDINGS, 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. 81 on the Map of Thomas Harding's First Addition to Nashville, as shown by plat of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Caldwell Wright, Jr.. by deed from Delores Wright and Husband, Caldwell Wright, dated 06/30/2005, of record in Instrument No. 20050706-0077113, Said Register's office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1305 Ireland Street, 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 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 5th day of July, 2007.

Caldwell Wright, Jr. by Furtesha Carter POA A-I-F
Caldwell Wright, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, **Furtesha Carter** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Caldwell Wright, Jr.**, and who acknowledged that he/she executed the same as the free act and deed of **Caldwell Wright, Jr.**

In witness whereof, Furtesha Carter as attorney-in-fact for Caldwell Wright, Jr., pursuant to Power of Attorney recorded in Instrument No./ Book/Page 20070711008 2379, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Caldwell Wright Jr., this 5th day of July, 2007.

Witness my hand and official seal at Nashville, Tennessee this 5th day of July, 2007.

Carrie Linn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/24/08

