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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/07 12:38 2 pgs
Fees:13.00 Taxes:388.50

20070904-0105801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

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 Exempt
Epandco Holdings, LLC	SAME	
(NAME)	(NAME)	
5200 Vanalden Avenue		Map 81
(ADDRESS)	(ADDRESS)	
Tarzana, CA 91356		Parcel 15-107
(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, **STEPHEN MARK SEFSIK AND MICHAEL SCOTT SEFSIK AND CARRIE LINN**, 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of S. A.. Champion's Subdivision, as of record in Book 161, page 132, R. O. D. C., Tennessee.

Said Lot No. 27 runs 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and extends back between parallel lines, 154.7 feet to an alley.

Being the same property conveyed to Ruby Karnowsky by deed from Charles Karnowsky, dated 8/10/65, recorded 8/13/65, in Book 3922, Page 556, Said Register's Office. Ruby Karnowsky is deceased leaving by her last will and testament said property to Sallye Karnowsky Sefsik. See Probate file # 66186, Davidson County Circuit Court, Probate Division. Sallye Karnowsky Sefsik has since Deceased leaving under her will the following: Stephen Mark Sefsik, Michael Scott Sefsik, and Carrie Linn. See Probate file # 04P-44, Davidson County Circuit Court, Probate Division.

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 1517 21st Ave North, Nashville, TN

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 7th day of August, 2007.

MICHAEL SCOTT SEFSIK by MARK SEFSIK HIS ATTORNEY-IN-FACT

Michael Scott Sefsik by Stephen Mark Sefsik, his Attorney-In-Fact

Stephen Mark Sefsik

Carrie Linn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Mark Sefsik and Carrie Linn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 7th day of August, 2007.

Commission expires:

Notary Public

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Stephen **Mark Sefsik**, 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 Michael Scott Sefsik, and who acknowledged that he/she executed the same as the free act and deed of Michael Scott Sefsik.

In witness whereof, Stephen Mark Sefsik as attorney-in-fact for Michael Scott Sefsik, pursuant to Power of Attorney recorded in Instrument No. 20070904 - 0105800, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Michael Scott Sefsik, this 7th day of August, 2007.

Witness my hand and official seal at Nashville, Tennessee this 7 day of August, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011