WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/23/08 14:18 3 pg
Fees:18.00 Taxes:3548.30

20080923-0096887

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $959,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: December 31, 2009

(AFFIX SEAL)

ADRIANA N. MAGADAN
Commission # 1626376
Notary Public - California
Los Angeles County

THIS INSTRUMENT WAS PREPARED BY
Bryan D. Spicer, Attorney at Law, 342 Cool Springs Blvd., Suite 202, Franklin, T

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eli Hendel	New Owner	See page 3
(NAME)	(NAME)	
4702 Balboa Blvd.		
(ADDRESS)	(ADDRESS)	
Encino, CA 91316		
(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, **Epandco Holdings, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eli Hendel, a married man**, HEREINAFTER CALLED THE GRANTEES, HIS 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 Unit A on the plan of 2203 18th Ave. North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070910-0108332, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2203 18th Ave. North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Unit A on the plan of 2205 18th Ave. North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070910-0108398, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2205 18th Ave. North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Unit B on the plan of 2205 18th Ave. North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070910-0108398, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 2205 18th Ave. North Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Unit B on the plan of 1404 Walsh Street Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20070910-0108350, Register's Office for Davidson County,

Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1404 Walsh Street Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Unit A on the plan of 1404 Walsh Street Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20070910-0108350, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1404 Walsh Street Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Unit B on the plan of 1402 Walsh Street Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20070910-0108400, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1402 Walsh Street Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Unit A on the plan of 1402 Walsh Street Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument No. 20070910-0108400, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1402 Walsh Street Townhomes as shown as an attachment to Exhibit "A" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to EPANDCO Holdings, LLC, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, dated April 17, 2008, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1400 Walsh Street, 1402 Walsh Street, 1404 Walsh Street, 1406 Walsh Street, 2203 A 18th Avenue North, 2205 A 18th Avenue North, 2205 B 18th Avenue North, 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 September. 2008.

Epandco Holdings, LLC

By: _____
Charles T. Hoffman, Member

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles T. Hoffman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be a Member of EPANDCO Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Charles T. Hoffman as Member.

Witness my hand and official seal at La Puente, California, this 17th day of September, 2008.

Abigail N Magadan
Notary Public

My Commission Expires: December 3, 2009

ABIGAIL N. MAGADAN
Commission # 1626376
Notary Public - California
Los Angeles County
My Comm. Expires Dec 3, 2009

Map & Parcel Numbers:

081 030B 002.00
081 030B 001.00
081 030C 002.00
081 030C 001.00
081 030D 001.00
081 030E 001.00
081 030E 002.00