WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/08 08:48 2 pgs
Fees:13.00 Taxes:1850.00

20081022-0105736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-10-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Epandco Holdings, LLC	Same As New Owners	
(NAME)	(NAME)	
18653 Ventura Blvd., Ste #267		
(ADDRESS)	(ADDRESS)	
Tarzana, California 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, **Westport Development Co., Inc. a/k/a Westport Development Co.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Epandco Holdings, LLC, a Delaware limited liability company**, HEREINAFTER CALLED THE GRANTEES, ITS 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 Unit Nos. 205-A, 205-B, 209-A, 209-B, 208-A, 208-B, 816 and 818 as shown in Declaration of Covenants, Conditions and Restrictions and By-Laws for Flint Ridge Homes of record in Instrument Number 20070124-0009978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a portion of the same property conveyed to Westport Development Co., Inc., by Warranty Deed from The Vanderbilt University, a Tennessee Corporation, dated July 15, 2005, as of record in Instrument No. 20050901-0105090, said Register's Office.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 6250, page 280; Restrictions of record in Book 6143, page 141 and as amended in Book 6471, page 756 and Declaration of Covenants, Conditions and Restrictions and By-Laws establishing a Horizontal Property Regime of Flint Ridge Homes, of record in Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 205-A, 205-B, 209-A, 209-B, 208-A, 208-B, 816 and 818, Flint Ridge Court, Whites Creek, TN 37189

(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 our hands this 16th day of October, 2008.

Westport Development Co., Inc.

By: _____
Margarette Smith-Shields, President

By: _____
Michael L. Shields, Sr., Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county, personally appeared Margarette Smith-Shields, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Westport Development Co., Inc. the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of October, 2008.

_____
Notary Public

My Commission Expires: 1-10-10

MELANIE D. LOVELAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said county, personally appeared Michael L. Shields, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Westport Development Co., Inc. the within named bargainor, a corporation, and that as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of October, 2008.

_____
Notary Public

My Commission Expires: 1-10-10

MELANIE D. LOVELAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

Map and Parcels

Map 049-15-0A/ Parcels 7.00 CO
Map 049-15-0A/ Parcels 8.00 CO
Map 049-15-0A/ Parcels 13.00 CO
Map 049-15-0A/ Parcels 14.00 CO
Map 049-15-0A/ Parcels 16.00 CO
Map 049-15-0A/ Parcels 17.00 CO
Map 049-15-0A/ Parcels 10.00 CO
Map 049-15-0A/ Parcels 11.00 CO