WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/08 14:33 2 pgs
Fees:13.00 Taxes:814.00
20081218-0121242

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~WILLIAMSON~~ LOS ANGELES
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: December 3, 2009
(AFFIX SEAL)

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

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:	Map and Parcel
Jason Friedman and Monica Friedman	Same As New Owners	049-15-0A-13.00 CO 049-15-0A-14.00 CO
(NAME)	(NAME)	
3663 Lang Ranch Pkwy		
(ADDRESS)	(ADDRESS)	
Thousand Oaks, California 91362		
(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, a Delaware limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Friedman and wife, Monica Friedman**, 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 Unit Nos. 208-A and 208-B 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 Epandco Holdings, LLC, a Delaware limited liability company, by Warranty Deed from Westport Development Co., Inc., a/k/a Westport Development Co., dated October 16, 2008, of record in Instrument No. 20081022-0105736, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: 2008 Davidson County taxes are paid and have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same; 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 208-A Flint Ridge Court, Whites Creek, TN 37189
208-B 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 my hand this 12th day of December, 2008.

Epandco Holdings, LLC

By: Charles T. Hoffman, Manager

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally 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 the Manager of Epandco Holdings, LLC, the within named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Charles T. Hoffman by Epandco Holdings, LLC, as such Manager.

Witness my hand and official in Tarzana, California, this 12th day of December, 2008.

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

Abigail N. Magadan
Notary Public

My commission expires: December 3, 2009

