WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/09 11:12 2 pgs
Fees:13.00 Taxes:513.19
20090224-0016095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/25/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Eric Holland	Countrywide Bank, FSB	Map ~~125~~ 128-15-0-B
(NAME)	(NAME)	
418 Post Creek Road	Po Box 10423	Parcel 418
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Van Nuys, CA 91410-0423	
(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, **EROI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES ERIC HOLLAND,** 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 No. 418 as shown on the Plan of Post House-Bellevue Condominium, Phase I, of record in Master Deed of record in Book 6838, page 445, Register's Office for Davidson County, Tennessee; and referred to as Exhibit "C" found at pages 472, 473 and 474, to which Plan reference is hereby made for a more complete description; all reference of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to EROI, LLC, a Tennessee limited liability company, by Quitclaim Deed from Thomas R. Moneypenny, a married person, and Wilson P. Burton, Jr., a married person, of record in Instrument #20081007-0101663, said Register's Office.

This is investment property.

This conveyance is subject to (a) 2009 real property taxes; (b) Restrictive covenants of record in Book 6838, page 462, Book 8044, page 195, Book 8047, page 8687, Book8101, page 562 and Book 8626, page 588, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6838, page 445, Book 6846, page 811, Book 6846, page 816 and book 6846, page 821, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 418 Post Creek Road, Nashville, Tennessee 37221
(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 13th day of February, 2009.

EROI, LLC

By: _____ Member
Wilson P. Burton, Jr., Member

By: _____
Thomas R. Moneypenny, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Wilson P. Burton, Jr. and Thomas R. Moneypenny, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be Members of EROI, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal at Nashville, Tennessee this 13th day of February, 2009.

Commission expires: 11/07/11

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011