BILL GARRETT, Davidson County
Trans:T20100008039 DEEDWARR
Recvd: 02/09/10 10:37 2 pgs
Fees:13.00 Taxes:357.58

20100209-0010195

Prepared by:
Reli, Inc.
5409 Maryland Way, Ste 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $96,642.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2010.

Notary Public
My commission expires:

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
SDTEN Enterprises, LLC	New Owner	08111043000
1704 14th Avenue North	18653 Ventura Blvd, Ste 267	
Nashville, TN 37208	Tarzana, CA 91356	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Epandco Real Estate, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SDTEN Enterprises, LLC, hereinafter called the Grantees, their 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 the northerly 62 feet front and 56 feet rear of Lot No. 198 on the plan of McGavock, Wetmore and Other's Addition of record in Book 21, Page 41, Register's Office of said County.

SAID part of said lot fronts 62 feet on the easterly side of 14th Avenue North and runs back between lines 170 feet on the northerly side and 170 feet, more or less, on the southerly side to an alley in the rear, measuring 56 feet thereon.

BEING the same property conveyed to Epandco Real Estate, LLC by deed from George Benjamin Turman II dated 10/24/05 of record in Instrument No. 200510260129128, Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1704 14th Avenue North, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4TH day of February, 2010.

Epandco Real Estate, LLC

By: _____
Shlomo Eplboim, Manager

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shlomo Eplboim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Epandco Real Estate, LLC, and that he is authorized by Epandco Real Estate, LLC, to execute this instrument on its behalf.

Witness my hand and seal at Los Angeles, CA, this 4TH day of February, 2010.

My commission expires: Feb 1, 2011

_____
NOTARY PUBLIC

PIRATPAL K. HAYNES
Commission # 1714165
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2011