BILL GARRETT, Davidson County
Trans:T20110047789 DEEDWARR
Recvd: 08/04/11 16:02 4 pgs
Fees:23.00 Taxes:791.80
20110804-0060194

This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $214,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2011.

Notary Public

My Commission Expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Be A Helping Hand Foundation 827 W. McKennie Avenue Nashville, TN 37206	SAME	081070E00100CO 081020C00100CO 049150A01000CO 049150A01100CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by **BE A HELPING HAND FOUNDATION**, a Tennessee Non-Profit Corporation (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, **EPANDCO HOLDINGS, LLC**, a Delaware Limited Liability Company, (hereinafter referred as to as GRANTOR), has bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

(The legal description is attached hereto as Exhibit "A.")

The property conveyed herein is subject to: (a) 2011 Davidson County real property taxes; (b) all restrictions, easements, set back lines, zoning and planning ordinances and encumbrances of record in the Register of Deeds Office that may affect the property.

This is improved property in Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the said GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the land to the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever. Whenever 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 28th day of July, 2011.

EPANDCO HOLDINGS, LLC

By _____

Title: MANAGER

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHLOMO S. EPLBOM 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 Manager of **EPANDCO HOLDINGS, LLC**, a Delaware Limited Liability Company, the within named bargainor, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Epandco Holdings, LL by himself as such Manager.

Witness my hand and official seal at office this the 28th day of July, 2011.

Piratpal K. Haynes
Notary Public

Commission Expires: Feb 1, 2015

PIRATPAL K. HAYNES
Commission # 1920412
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2015

EXHIBIT "A"

Tract No. 1

Land in Davidson County, Tennessee, being Unit A on the plan of 1918 16th 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. 20070927-0115002, amended as Instrument No. 20071207-0141611, 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 1918 16th 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 by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

The street address of the above property is 1920 16th Avenue North, Nashville, TN 37208 (Map and Parcel: 081070E00100CO)

Tract No. 2

Land in Davidson County, Tennessee, being Unit A on the plan of 2321 23rd 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. 20070918-0111860, 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 2321 23rd Ave. 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 by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

The street address of the above property is 2321A 23rd Avenue North, Nashville, TN 37208 (Map and Parcel: 081020C00100CO)

Tract No. 3

Land in Davidson County, Tennessee, being Lot(s) 209-A, as shown in Declaration of Covenants Conditions and Restrictions and By-Laws for Flint Ridge Homes, of record as Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Westport Development Co. Inc. a/k/a Westport Development Co. of record in Instrument No. 20081022-0105736, Register's Office for Davidson County, Tennessee.

The street address of the above property is 209 Flint Ridge Court, Whites Creek, TN 37189 (Map and Parcel: 049150A01000CO)

Tract No. 4

Land in Davidson County, Tennessee, being Lot(s) 209-B, as shown in Declaration of Covenants Conditions and Restrictions and By-Laws for Flint Ridge Homes, of record as Instrument No. 20070124-0009978, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Westport Development Co. Inc. a/k/a Westport Development Co. of record in Instrument No. 20081022-0105736, Register's Office for Davidson County, Tennessee.

The street address of the above property is 211 Flint Ridge Court, Whites Creek, TN 37189 (Map and Parcel: 049150A01100CO)