Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Ste 201
Nashville, TN 37205

#14039
#26b

BILL GARRETT, Davidson County
Trans:T20120007238 DEEDWARR
Recvd: 01/31/12 09:00 3 pgs
Fees:18.00 Taxes:1369.00
20120131-0008563

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Urban Housing Solutions, Inc. 411 Murfreesboro Road Nashville, TN 37210	NEW OWNER	Map: 104-04-0- Parcels: 147.00 & 147.01
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Epandco Holdings, LLC., a Delaware limited liability company,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Urban Housing Solutions, Inc., a Tennessee non-profit corporation,** (The "Grantee"), Grantee's successors, and assigns, a certain tracts or parcels of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 57, page 84, said Register's Office.

This is improved real properties commonly known as: **33 & 37 Shepard Street, Nashville, TN 37210.**

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $370,000.00
(

Affiant

ROBERT J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2013

Notary Public

My commission expires: 5/6/13

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of December, 2011.

Epandco Holdings, LLC

by: _____
Shlomo Eplboim, Manager

(STATE OF CALIFORNIA)
(COUNTY OF Los Angeles)

Before me, the undersigned of the state and county mentioned, personally appeared Shlomo Eplboim, Manager of Epandco Holdings, LLC. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that HE execute the foregoing instrument.

Witness my hand and seal, at office in Los Angeles, California on the 9th day of December, 2011.

Piratpalk. Haynes
Notary Public

My commission expires: Feb 1, 2015

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

EXHIBIT "A"

#14039

Tract I

Land in Davidson County, Tennessee, being Lot No. 1 and the South 26 feet of the North 69 feet of the West 2 feet of Lot No. 2 of Trimble's Addition, of record in Book 57, Page 84, Register's Office of said County, described according to survey of John M. Sullivan, surveyor, dated 1/16/64, as follows:

Beginning at a point in the Southerly margin of Shepard Street, the common front corners of Lots Nos. 1 and 2; thence with the line between the said lots, Southwardly 43 feet; thence Eastwardly 2 feet; thence Southwardly 26 feet; thence Westwardly 2 feet to the line between Lots 1 and 2; thence with the said lot lines, Southwardly 87 feet to the corners of Lots 1 and 2, in the North margin of an alley; thence with said alley, and the rear line of Lot No. 1, Westwardly 124 feet to the Easterly margin of John Street; thence with the said margin of John Street Northwardly 156 feet to the Southeast corner of the intersection of John Street and Shepard Street; thence with the Southerly margin of Shepard Street, Eastwardly 124 feet to the point of Beginning.

Included in this conveyance but not included in the description above is a tract of land created by the closing of an alley by Nashville City Ordinance No. 60-133 which conveyed the land to the center line of the alley as an addition to the above described tract.

Being the same property conveyed by Warranty Deed from Larry D. Drake to EPANDCO Holdings, LLC as recorded on the 5th day of November, 2008 in Instrument No. 20081105-0110121, in the Register's Office of Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 2 and all of Lot No. 3 on the Plan of the Subdivision of the Mansion House Lot in Trimble's Addition to Nashville, of record in Book 57, Page 84, Register's Office for said County.

Said part of Lot No. 2 and all of Lot No. 3 are described together as follows:

Beginning at a point in the South margin of Shepard Street, said point being the NE corner of Lot No. 3 as shown on said Plan; thence along the South margin of Shepard Street, Westwardly 90 feet to a point; thence Southwardly 43 feet to a point; thence Eastwardly 2 feet to a point; thence Southwardly 26 feet to a point; thence Westwardly 2 feet to a point; thence Southwardly 87 feet to a point; thence Eastwardly 90 feet to a point in the West margin of Thomas Street; thence Northwardly with the margin of said road 156 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Larry Drake and wife, Emily A. Drake to EPANDCO Holdings, LLC as recorded on the 30th day of April, 2007 in Instrument No. 20070430-0050793, in the Register's Office of Davidson County, Tennessee.