BILL GARRETT, Davidson County
Trans:T20120051661 DEEDWARR
Recvd: 07/13/12 09:55 2 pgs
Fees:13.00 Taxes:214.60
20120713-0061642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 58,000.00

Affiant

~~Subscribed~~ and sworn to before me, this 11th day of July, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HUNG CHEN	**Hung Chen**	**08207024000**
615 North 2nd Street	610 S STILLMEADOW DR.	
NASHVILLE, TN 37207	NASHVILLE, TN 37211	

FOR AND IN 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 ACKNOWLEDGE, WE,

EPANDCO REAL ESTATE FUND, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUNG CHEN

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 LOT NO 4 IN THE SUBDIVISION OF THE WINGO PROPERTY, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST SIDE OF NORTH SECOND STREET, 138-6/7 FEET SOUTH OF KENT STREET OR JOSEPHINE STREET, NOW GRACE AVENUE; THENCE SOUTH WITH THE EAST MARGIN OF NORTH SECOND STREET, 46-2/7 FEET TO A POINT; THENCE EASTERLY 150 FEET PARALLEL WITH KENT OR JOSEPHINE, NOW GRACE AVENUE TO AN ALLEY; THENCE NORTH WITH THE WEST MARGIN OF SAID ALLEY 46-2/7 FEET TO A POINT; THENCE WEST 150 FEET PARALLEL WITH JOSEPHINE STREET OR GRACE AVENUE TO NORTH SECOND STREET, THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EPANDCO REAL ESTATE FUND, LLC BY WARRANTY DEED FROM DARRELL GANT AND FRANCINE GANT, HUSBAND AND WIFE, DATED 03/01/06 AND RECORDED ON 03/03/06 IN INSTRUMENT NO. 20060303-0025193, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 615 NORTH 2ND STREET, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 11th day of July, 2012.

EPANDCO REAL ESTATE FUND, LLC
BY: SHLOMO EPLBOIM, SOLE MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHLOMO EPLBOIM, SOLE MANAGER OF EPANDCO REAL ESTATE FUND, LLC, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2012.

Notary Public

My Commission Expires:_____

