BILL GARRETT, Davidson County
Trans:T20120071670 DEEDWARR
Recvd: 09/24/12 09:54 2 pgs
Fees:13.00 Taxes:135.05
20120924-0086427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 36,500.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 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:
CARLYLE CARROLL	New owner	**08110029000**
1747 22ND AVE NORTH		
NASHVILLE, TN 37207		

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, LLC

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

CARLYLE CARROLL

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:

BEING Lot No. 319, on the Plan of J.M., T.J. and G.W. Harding's Addition, of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 319 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Alamo Street and runs back between parallel lines 1578 feet more or less to an alley.

BEING THE SAME PROPERTY CONVEYED TO EPANDCO REAL ESTATE, LLC BY WARRANTY DEED FROM LELAND D WATTS, MARRIED DATED 09/27/05 AND RECORDED ON 09/28/05 IN INSTRUMENT NO. 20050928-0116273, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (____) property known as 1747 22ND AVE NORTH, 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 21st day of September, 2012.

MANAGER

EPANDCO REAL ESTATE, LLC
BY: SHLOMO EPLBOIM
ITS: 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, 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 21st day of September, 2012.

Notary Public

My Commission Expires: