BILL GARRETT, Davidson County
Trans:T20120077752 DEEDWARR
Recvd: 10/12/12 13:30 2 pgs
Fees:13.00 Taxes:872.09

20121012-0093689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,700.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2012

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 9, 2016

HOWARD M. SKIPWORTH NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Epandco Real Estate, LLC 18653 Ventura Blvd. Suite #267 Tarzana, CA 91356	SAME	08008041700

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HENRIETTA S. HORNBUCKLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EPANDCO REAL ESTATE, LLC, a Delaware limited liability company

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hyde Park Commercial Lots Section 1 as of record in Book 6200, page 346, Register's Office for said County, for a more complete description reference to said plan is hereby made.

Being the same property conveyed to HENRIETTA S. HORNBUCKLE, by deed from MILTON E. HORNBUCKLE of record in Book 10625, page 518, Register's Office for Davidson County, Tennessee.

This improved property is known as 2921 Hydes Ferry Road, Nashville, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9 day of October, 2012.

Henrietta S. Hornbuckle by

Henrietta S. Hornbuckle, by Ernest Coleman Midgett,
her Attorney-In-Fact

State of Tennessee)
County of Davidson)

On this 9th day of October, 2012, before me personally appeared Ernest Coleman Midgett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Henrietta S. Hornbuckle, and who acknowledged that she executed the same as the free act and deed of Henrietta S. Hornbuckle.

Witness my hand and official seal at office, this 9th day of October, 2012.

Howard M. Skipworth

Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016