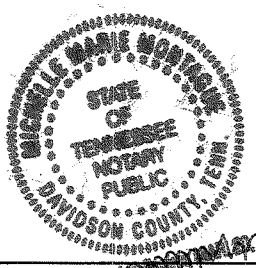
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlyle Carroll	Carlyle Carroll	092.04-0-165.00
(NAME)	(NAME)	
6116 Gardendale Drive	6116 Gardendale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Epandco Holdings, 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:

A certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 81 on the Map of Thomas Harding's First Addition to Nashville, as shown by plat of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Epandco Holdings, LLC, by Warranty Deed from Caldwell Wright, Jr., dated July 5, 2007, filed for record on July 7, 2007 of record in Instrument Number 200707110082380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 1306 Ireland Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Davidson County DEEDWARR
Recvd: 11/28/12 16:05 3 pgs
Fees:18.00 Taxes:220.15
20121128-0109400

Witness my hand this 21st day of November, 2012.

Epandco Holdings, LLC

By: Schlomo Epiboim, Managing Manager

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shlomi Epiboim with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of **Epandco Holdings, LLC**, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Manager

WITNESS my hand and seal this 21st day of November, 2012.

My Commission Expires:
Feb 1, 2015

Piratpal K. Haynes
Notary Public,

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

Certificate of Authenticity

I, Kim Hollingshead, *do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, *a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Notary's Signature

My Commission Expires: 1-6-2014.

Notary's Seal (if on paper)

ANGELA G. BASSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014