BILL GARRETT, Davidson County
Trans:T20120096108 DEEDWARR
Recvd: 12/17/12 09:36 2 pgs
Fees:13.00 Taxes:192.40
20121217-0115793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 52,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IKOY, LLC	**SAME**	**10504003300**
25 TRIMBLE STREET	**SAME**	
NASHVILLE, TN 37210		

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

IKOY, LLC

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 the easterly part of Lot No. 119 on the Map of John Trimble's Addition to South Nashville, as of record in Book 19, Page 220, Register's Office for said County.

Said easterly part of Lot No. 119 fronts 50 feet on the southerly side of Trimble Street and runs back 160 feet on the easterly line and 160 feet, more or less, on the westerly line to an alley, and shows 41.5 feet on said alley.

BEING THE SAME PROPERTY CONVEYED TO EPANDCO REAL ESTATE, LLC BY QUITCLAIM DEED FROM SHLOMO EPLBOIM,MARRIED AS RECORDED ON THE 17th DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121217-0115792, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING the same property conveyed to Shlomo Eplboim, by Quitclaim Deed from Epandco Real Estate, LLC, dated 10/20/08 and recorded 11/13/08 in Instrument No. 20081113-0112358; and being the same property previously conveyed to Epandco Real Estate, LLC, by Warranty Deed from Leland D. Watts, married, dated 11/29/06 and recorded 12/1/06 in Instrument No. 20061201-0148403, in the Register's Office of Davidson County, Tennessee.

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 25 TRIMBLE STREET, NASHVILLE, TN 37210.

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 7th day of December, 2012.

EPANDCO REAL ESTATE, LLC
BY: SHLOMO EPLBOIM
ITS: PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHLOMO EPLBOIM, PRESIDENT 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 7th day of December, 2012.

Notary Public

My Commission Expires:

DAVID E.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON