WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130032454 DEEDWARR
Recvd: 04/19/13 14:21 3 pgs
Fees: 18.00 Taxes: 888.00

20130419-0039282

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **11th** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndon Bates	New Owner	081030B00200CO (as to Tract One)
(NAME) Pkwy	(NAME) Pkwy	081030B00100CO
3323 Vintage Grove	3323 Vintage Grove	081030C00200CO
(ADDRESS)	(ADDRESS)	081030C00100CO
Murfreesboro TN 37130	Murfreesboro, TN 37130	081030D00100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	081030E00100CO
		081030E00200CO

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 acknowledged, I/WE, **Hendel Investment 2, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lyndon Bates**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Tract One:
Land in Davidson County, Tennessee: Being Unit B, 1402 WALSH STREET TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108400, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Tract Two:
Land in Davidson County, Tennessee: Being Unit A, 1402 WALSH STREET TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108400, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Tract Three:
Land in Davidson County, Tennessee: Being Unit B, 1404 WALSH STREET TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108350, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Tract Four:
Land in Davidson County, Tennessee: Being Unit A, 1404 WALSH STREET TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108350, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Tract Five:
Land in Davidson County, Tennessee: Being Unit A, 2203 18TH AVENUE NORTH TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108332, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Tract Six:
Land in Davidson County, Tennessee: Being Unit A, 2205 18TH AVENUE NORTH TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108398, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Tract Seven:
Land in Davidson County, Tennessee: Being Unit B, 2205 18TH AVENUE NORTH TOWNHOMES, as established under Master Deed of record in Instrument 20070910-0108398, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Epandco Holdings, LLC to Eli Hendel, a married man as recorded on the 23rd day of September, 2008 in Instrument No. 20080923-0096887 and Quitclaim Deed from Eli Hendel, married, to Hendel Investment 2, LLC as recorded on the 18th day of February, 2010 in Instrument No. 20100218-0012494, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Said properties have never been a marital home for Grantor.

unimproved ☐
This is improved ☒ property, known as 1400 1402 1404 1406 Walsh St And 2203 2205 A&B 18th Ave N, Nashville, TN 37208

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, has 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.

Witness our hands this 11th day of April, 2013

10 EH

Hendel Investments 2, LLC

By: Eli Hendel, Member

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Eli Hendel, ~~whom I am personally acquainted~~ and who upon his oath acknowledged himself to be the sole member of Hendel Investments 2, LLC, and that he being authorized to do so in his capacity as the sole member, executed the foregoing instrument for the purposed therein contained by signing on behalf of Hendel Investments 2, LLC.

Witness my hand and official seal, this 10TH day of April, 2013

JOYCE E. LAWSON
Commission # 1952637
Notary Public - California
Los Angeles County
My Comm. Expires Sep 17, 2015

Notary Public

My commission expires: 9/17/15