BILL GARRETT, Davidson County
Trans:T20120051224 DEEDWARR
Recvd: 07/12/12 10:22 2 pgs
Fees:13.00 Taxes:2312.50
20120712-0061181

Return To:
[illegible] Firm
1804 W[illegible] Ct. Ste 201
Brentwood, [illegible] 37027
615-377-3319

(1)

RANDAL P. WALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-9-2014 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson (RW) The actual consideration or value, whichever is greater, for this transfer is $625,000.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2012. Notary Public My commission expires: 9-9-14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emerald Estock, LLC	**New Owner**	**Map\Parcel: 131-06-0-F-018.00CO**
4117 Hillsboro Pike Ste 103-328	**4117 Hillsboro Pike Suite 103-328**	
Nashville, TN 37215	**Nashville, TN 37215**	

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,

Kenneth R. Martin and wife, Scarlett W. Martin

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

Emerald Estock, LLC, a Florida limited liability company

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 Lot No. 18 on the Plan of Burton Hills, Village of Abbeywood, a Planned Unit Development, Tract 21, of record in Book 6900, Page 223, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Martin and wife, Scarlett W. Martin by Warranty Deed from Leon E. Cueto and wife, Mirta Cueto, of record in Instrument No. 20030609-0079257, dated June 6, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 223, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, page 691, Book 7146, Page 188 and Book 9882, Page 733, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 7076, Page 763, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 3702, Page 250, Book 4298, Page 491 and Book 7519, page 978, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6517, Page 505, Book 6921, Page 216, Book 6517, Page 511, Book 6921, Page 214 and Book 7189, Page 73, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 7275, Page 826, book 7240, Page 543 and Book 7240, page 605, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book of record in Book 6250, Page 978, Register's Office for DAVIDSON County, Tennessee.

Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, page 411 and Book 7147, page 416, Register's Office for DAVIDSON County, Tennessee.
Driveway Easement of record in Book 10859, Page 13, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues, if any.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 118 Abbeywood Dr., Nashville, TN 37215.

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 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.

Witness my/our hand(s) this 28th day of June, 2012.

Kenneth R. Martin

Scarlett W. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Kenneth R. Martin and wife, Scarlett W. Martin , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2012.

RANDAL P. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-9-2014

Notary Public

My Commission Expires: 9-9-14

File #: **120618CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027