12-12-017

Davidson County DEEDWARR
Recvd: 02/21/13 12:25 2 pgs
Fees:13.00 Taxes:157.25
20130221-0017505

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$42,500.00~~ $42,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20th DAY OF FEBRUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/9/14

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-05004 KRAFT CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Keith Kraft	NEW OWNER	08107002100
95 White Bridge Rd		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EMERALD ESTOCK, LLC, A NEVADA LIMITED LIABILITY COMPANY

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

Keith Kraft and Michael Cooper

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2107 18th Avenue North, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 8th day of February, 2013.

Emerald Estock, LLC

BY: _____
Kenneth R. Martin, Manager

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Kenneth R. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Manager of EMERALD ESTOCK, LLC, A NEVADA LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that Kenneth R. Martin, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Indian Village, NV. this 13th day of February, 2013.

Notary Public _____

My Commission Expires: May 11, 2015

L. MCKAY
Notary Public - State of Nevada
Appointment No. 99-36380-5
My Appt. Expires May 11, 2015

12-05004 KRAFT CD

EXHIBIT A - LEGAL DESCRIPTION

Parcel 21

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lot Nos. 27 and 28 on the plan of A.C. Dudley's Subdivision of part of the Nichol property, as of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 and 28 front together 40 feet on the Westerly side of 18th Avenue North, formerly Salem or Grove Street, and runs back 85 feet, more or less, on the Northerly line and 91 feet on the Southerly line with the Northerly margin of an alley, to the Easterly line of Lot No. 26, measuring 40 feet thereon.

Being part of the same property conveyed by Quitclaim Deed from T. Pool Manager, LLC a Florida limited liability company to Emerald Estock, LLC, a Florida limited liability company as recorded on the 22nd day of March, 2010 in Instrument No. 20100322-0021150; Quit Claim Deed from Maria Akpotu to T. Pool Manager, LLC as recorded on the 12th day of December, 2008 in Instrument No. 20081212-0119676; Scrivener's Affidavit as recorded on the 6th day of May, 2009 in Instrument No. 20090506-0041573; Scrivener's Affidavit as recorded on the 14th day of December, 2009 in Instrument No. 20091214-0113808; Warranty Deed from Tennessee Equity Holdings, Inc. to Maria Akpotu as recorded on the 21st day of March, 2006 in Instrument No. 20060321-0032114; Scrivener's Affidavit as recorded on the 6th day of March, 2009 in Instrument No. 20090306-0020116 and Scrivener's Affidavit as recorded on the 13th day of April, 2010 in Instrument No. 20100413-0027759, in the Register's Office of Davidson County, Tennessee.

Emerald Estock, LLC has subsequently converted from a Flordia Limited Liability Company to a Nevada Limited Liability Company

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON