BILL GARRETT, Davidson County
Trans:T20130032983 DEEDWARR
Recvd: 04/22/13 16:03 2 pgs
Fees:13.00 Taxes:166.50
20130422-0039964

WARRANTY DEED

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/23/16

MAIL TO: **THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5315 FAMILY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Family Venture Management	Family Venture Management	081-11-0 286.00
1603 1/2 16th Avenue North	P O BOX 2051	
Nashville, TN 37208	Brentwood TN 37024	

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:

FAMILY VENTURE MANAGEMENT

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 1603 1/2 16th 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 warrantand 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 15th day of April, 2013.

Emerald Estock, LLC,

BY: Kenneth R. Martin, Managing Member

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~WILLIAMSON~~ Washoe

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 Managing Member of EMERALD ESTOCK, LLC, ~~A FLORIDA~~, 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, this 15th day of April, 2013.

Notary Public

My Commission Expires: July 25, 2016

AGRIPENA CAM
Notary Public, State of Nevada
Appointment No. 12-8333-2
My Appt. Expires Jul 25, 2016

13-K5315 FAMILY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being part of Lot: #338, in a plan called the Addition to the Town of McGavock, which is of record in Book: #21, Page #41, of the Register of Davidson County, Tennessee, and described as follows: Beginning in the Westerly margin of 16th Avenue North, formerly Henderschott Street, at point 30 feet North of the dividing line between Lots: #337 and #338, in said plan, Thence Northerly, and with the Westerly margin of said avenue, 30 feet to a point, 60 feet Northerly from said corner, to said two lots and extending back between parallel lines 170 feet more or less to a 16 foot alley, Said lots adjoin and lies immediately North of a 30 foot lot hereinbefore conveyed to Issac Bradley by Deed recorded in Book: #439, Page #334, of the Register's Office of Davidson County, Tennessee. Being 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. 20100322-0021149; Quitclaim Deed from William R. Weakley, a married man to T. Pool Manager as recorded on the 31st day of August, 2009 in Instrument No. 20090831-0081220 and Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae to William R. Weakley a married man as recorded on the 19th day of August, 2009 in Instrument No. 20090819-0078095, in the Register's Office of Davidson County, Tennessee.

Emerald Estock, LLC has subsequently converted from a Florida 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 of DT MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41, 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 and Restrictions as set forth in Deed recorded in Instrument No. 20061116-0142403 , 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).