WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130052072 DEEDWARR
Recvd: 06/20/13 09:37 2 pgs
Fees:13.00 Taxes:555.00

20130620-0063117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JUNE, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5541 KELTON CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Kelton Investment, LLC	same	081-16-0 151.00
1359 Greenland Avenue	2550 Meridian Blvd	
Nashville, TN 37216	Ste 350	
	Franklin, TN 37067	

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, AS SUCCESSOR IN INTEREST TO INVESTORS MORTGAGE CAPITAL, LLC

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

KELTON INVESTMENT, LLC

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 1359 Greenland Avenue, Nashville, TN 37216

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 17th day of June, 2013.

Emerald Estock LLC, a Nevada limited liability company, as successor in interest to Investors Mortgage Capital, LLC

BY: _____
Kenneth R. Martin, member

STATE OF Nevada
COUNTY OF 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 member of EMERALD ESTOCK, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS SUCCESSOR IN INTEREST TO INVESTORS MORTGAGE CAPITAL, LLC, 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 Incline Village Nevada, this 17th day of June, 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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 30, BLOCK C, GREENLAND ESTATES, as shown on plat of record in Plat Book 974, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Warranty Deed in Lieu of Foreclosure from Elise Vaugh to Investors Mortgage Capital, LLC, a Florida limited liability company as recorded on the 6th day of February, 2012 in Instrument No. 20120206-0010702 and Warranty Deed from Kelsey E. Holt and Kristy R. Holt as joint tenants with rights of survivorship to Elise Vaughn as recorded on the 15th day of August, 2007 in Instrument No. 20070815-0097672, in the Register's Office of Davidson County, Tennessee.

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 GREENLAND ESTATES, as recorded in Plat Book 974, Page(s) 13, 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).

e. Easement for Sewer and Drainage, recorded in Book 4199, Page 657.