WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $43,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME ON THE 20TH DAY OF JUNE, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5509 KRAFT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: (If left blank please use the address of the new owner)	MAP-PARCEL
Keith R. Kraft and Michael B. Cooper	same	081-14-0 082.00
2403 Burch Street		
Nashville, TN 37208		

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

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

KEITH R. KRAFT AND MICHAEL B. COOPER AS TENANTS IN COMMON

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 2403 Burch Street, 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 20th day of June, 2013.

Emerald Estock 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, the within named bargainor, 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 NV, this 18th day of June, 2013.

Notary Public _____

My Commission Expires: June 25, 2016

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

BILL GARRETT, Davidson County
Trans:T20130055383 DEEDWARR
Recvd: 07/01/13 08:53 2 pgs
Fees:13.00 Taxes:159.10
20130701-0067198

13-C5509 KRAFT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a part of Lot No. 18 in the Georgia Industrial North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the South side of Burch Avenue, and being 200 feet from the West corner of 24th Avenue, North and Burch Street; thence with the said Burch Street, Westerly 50 feet to a point; thence Southerly 150 feet; thence Easterly 50 feet to a point; thence Northerly 150 feet to Burch Street to the point of beginning. Being the same property conveyed to Emerald Estock, LLC by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 8th day of October, 2009 in Instrument No. 20091008-0093722, 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 GEORGIA INDUSTRIAL NORTH NASHVILLE PROPERTY, as recorded in Plat Book 421, Page(s) 188, 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).