Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085523 DEEDWARR
Recvd: 10/03/13 10:24 2 pgs
Fees:13.00 Taxes:1539.20
20131003-0103890

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $416,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5819 GEBEAU

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Courtney Gebeau and Shannon Gebeau	SUNTRUST MORTGAGE INC.	129-07-0 060.00
6516 Melinda Drive	901 Semmes Avenue	
Nashville, TN 37205	Richmond VA 23224	

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:

COURTNEY GEBEAU AND SHANNON GEBEAU, HUSBAND AND WIFE

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 6516 Melinda Drive, Nashville, TN 37205

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 my hand on the 27th day of September, 2013.

Emerald Estock, LLC, a Nevada limited liability company

BY: Laurie L Weakley
Laurie L. Weakley
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, *Laurie L. Weakley, Manager of EMERALD ESTOCK, LLC, A NEVADA, LLC the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and proved that she is Manager of Emarld Estock, LLC, and authorized to act on its behalf.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of September, 2013.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

13-R5819 GEBEAU

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 & 2 on the Resubdivision of Lot 45 on the Map of West Meade Farms, Inc., Section 6, of record in Instrument No. 20120524-0045159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof. Together with Easement for Ingress and Egress recorded at Instrument No. 20130911-0095692.

Being the same property conveyed by Quitclaim Deed from Nancy J. Weakley to Emerald Estock, LLC, a Nevada limited liability company as recorded on the 30th day of August, 2013 in Instrument No. 20130830-0091965; Quitclaim Deed from Emerald Estock, LLC, a Nevada limited liability company to Nancy J. Weakley as recorded on the 11th day of September, 2012 in Instrument No. 20120911-0082277; Warranty Deed from William H. Rodgers and wife, Evelyn M. Rodgers to Emerald Estock, LLC, a Florida Limited Liability Company as recorded on the 1st day of August, 2011 in Instrument No. 20110801-0058727; Quitclaim Deed to Create Tenancy in Common from Michael D. Sontag to William H. Rodgers and Evelyn M. Rodgers, as equal tenants-in-common as recorded on the 4th day of March, 2002 in Instrument No. 20020304-0026936 and Warranty Deed from Daniel Gryll and wife, Jean Gryll to William Henry Rodgers and wife, Evelyn M. Rodgers as recorded on the 5th day of November, 1986 in Deed Book 7031, Page 493, 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 WEST MEADE FARMS, INC., as recorded in Instrument No. 20120524-0045159, 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 Book 2542, Page 349 (expired) , 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. Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances recorded in Book 6226, Page 224.