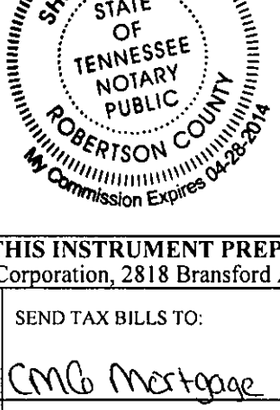
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $230,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2014.

Notary Public
My Commission expires: _____
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Larry Gauld | CMG Mortgage Inc | 061-16-0-151.00 |
| 1359 Greenland Avenue | 3160 Crow Canyon Rd ste 400 | |
| Nashville, TN 37216 | San Ramon, CA 94583 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ***Kelton Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larry Gauld and Alison Gauld, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Kelton Investments, LLC, being one and the same entity as Kelton Investment, LLC, as shown on prior deed.

**Being Lot No. 30 of Block C on the plan of Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 30 fronts 50 feet on the Northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to the rear line of Lot No. 16.**

**Being the same property conveyed to Kelton Investments, LLC, by deed from Emerald Estock, LLC, a Nevada limited liability company, as successor in trust to INvestor's Mortgage Capital, LLC, on June 17, 2013, of record in Instrument Number 20130620-0063117, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 13, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4199, page 657, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1359 Greenland Avenue, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this February 14, 2014.

**Kelton Investments, LLC**

**By Jeremy Kelton**

BILL GARRETT, Davidson County
Trans:T20140011944 DEEDWARR
Recvd: 02/20/14 12:36 2 pgs
Fees:13.00 Taxes:851.00

20140220-0014619

STATE OF TENNESSEE

COUNTY OF DAVIDSON

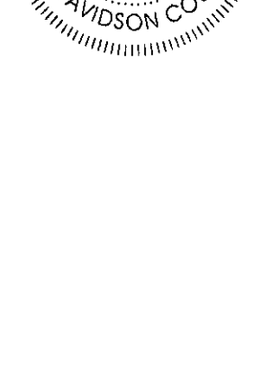
On this 14th day of February, 2014, before me, appeared Jeremy Kelton, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Kelton Investments, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jeremy Kelton acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15




**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**