Davidson County DEEDWARR
Recvd: 03/10/14 11:19 4 pgs
Fees:23.00 Taxes:2016.50
20140310-0019833

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31649-02-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

11/3/15

WARRANTY DEED

Address New Owner: Harold Swartz, Deborah Swartz PO Box 120714 Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 060 F 01800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emerald Estock, LLC, a Nevada limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold Swartz and wife, Deborah Swartz** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 118 Abbeywood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of March, 2014.

Emerald Estock, LLC, a Nevada limited liability company

By: _____
Kenneth R. Martin, Manager

STATE OF NEVADA, COUNTY OF Washoe :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth R. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Emerald Estock, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2014.

_____
Notary Public

My Commission Expires: 27 Oct 15

TRAVIS Y. HARRISON-ADCOCK
Notary Public, State of Nevada
Appointment No. 12-6531-2
My Appt. Expires Oct 27, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Burton Hills Village of Abbeywood, Tract 21, of record in Plat Book 6900, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Emerald Estock, LLC, a Nevada limited liability company, by quitclaim deed dated September 5, 2013, from Laurie Weakley and Emerald Estock, of record in Instrument No. 20130911-0095691, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 131 060 F 01800 CO.
2. Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, pages 532 and 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, and Book 9882, page 733, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Burton Hills Village of Abbeywood of record in Book 7146, page 193, amended in Book 9790, page 987, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Charter of Incorporation of Burton Hills Homeowner's Association of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Village of Abbeywood Association, Inc. of record in Book 7189, page 72, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Recreational Association of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, page 223, amended in Book 7147, page 423, Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250, Book 4298, page 491, and Book 7519, page 978, Register's Office for Davidson County, Tennessee.
11. Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.
12. Assignment of water and sewer taps of record in Book 9193, page 523, Register's Office for Davidson County, Tennessee.
13. Assignment of Rights and Status of Developer of record in Book 8967, page 727, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

My commission expires _____