WARRANTY DEED

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peace of Earth, LLC	Peace of Earth, LLC	07207019700
(NAME)	(NAME)	
108 Blue Hills Ct.	108 Blue Hills Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2101	Nashville, TN 37214-2101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Emerald Creek Properties, A General Partnership, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peace of Earth, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of an unrecorded subdivision of certain lots in Keller's Subdivision of the Maxey Homeplace and also a tract between Litton Avenue and McGavock Pike, described according to a copy of a survey made by T. R. Sanford, January 6, 1949, as follows:

BEGINNING at a point in the westerly margin of Huffine Street, 227 feet south of a concrete monument in the westerly margin of Huffine Street at the beginning of a curve leading in to McGavock Pike, said point being also the common corner of Lots No. 21 and 22 of said unrecorded subdivision plan; thence westerly along the line between Lots 21 and 22, a distance of 213.8 feet to a point in the easterly line of Callie D. Fowlkes property; thence along Fowlkes line, South 18 degrees 30 minutes West 50 feet to the common corner of Lots No. 20 and 21; thence easterly along the line between said lots a distance of 218.2 feet to a point in the westerly margin of Huffine Street, which point is 250 feet north of a turn in said Street; thence northerly along said Street, 50 feet to the point of beginning.

Being the same property conveyed to Emerald Creek Properties, A General Partnership, by Quitclaim Deed dated July 6, 2012, from Southern Home Rescue, G. P., of record in Instrument No. 20120710-0060395, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is not the principal residence of the Grantor named herein****

BILL GARRETT, Davidson County
Trans:T20140034632 DEEDWARR
Recvd: 05/19/14 10:04 2 pgs
Fees:13.00 Taxes:325.60

20140519-0042715

unimproved ☐

This is improved ☑ property, known as 1433 Huffine St., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their

heirs and 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 this 16th day of May, 2014.

Emerald Creek Properties, A General Partnership

By:_____
Greg K Self, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

WITNESS my hand and seal this 16th day of May, 2014.

My Commission Expires:
1-9-2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115