Davidson County	DEEDWARR
Recvd: 11/17/14 13:27	4 pgs
Fees:22.00 Taxes:0.00	
20141117-0105867	

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

RECORDED AT THE REQUEST OF CHICAGO TITLE COMPANY Order Number: 58701401775 - 365

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **EM-J Properties, LLC, a Tennessee limited liability company,** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantee(s), **Linda L. Greenberg, Trustee of the Trust A under the Ronald E. Greenberg and Linda L. Greenberg Trust U/A/D, November 6, 1990,** a Three Percent (3%) interest, and the remaining Ninety-Seven Percent (97%) interest to **Rian L. Greenberg and Wendy L. Greenberg, Husband and Wife,** whose interest shall be held as joint tenants with rights of survivorship, whose address is 7507 Via Capri, La Jolla, CA 92037, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Maplecrest of record in Book 1835, Pages 27 and 28, Register's Office for said county.

Said Lot No. 164 fronts 85 feet on the southwesterly margin of Dennywood Drive and extends back 130 feet on the northwesterly line and 220 feet on the southeasterly line to a dead line in the rear, measuring 120 feet thereon.

Be the same more or less, but subject to all legal highways.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they has good right to sell and convey the said real property said the property is unencumbered except as to:

Subject to conditions, easements, restriction, and/or building set-back lines that appear on the plat of record in Plat Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 084-11-0-216.00
Street address of property: 2403 Dennywood Drive, Nashville, TN 37214
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20140514-0041166 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: 7507 Via Capri, La Jolla, CA 92037

Linda L. Greenberg

Signatures of Grantor:

EM-J Properties, LLC

By: PRESIDENT

Its: RIAN L GREENBERG

Tennessee. DAVIDSON

STATE OF ~~OHIO, COUNTY~~ OF _____, SS:

BE IT REMEMBERED That on this 13 day of Nov, 2014 before me, the subscriber, a Notary Public in and for said state, personally came Rian L. Greenberg in the capacity of PRESIDENT for EM-J Properties, LLC, the Grantor in the foregoing deed, known to me, or proved to me on the basis of satisfactory evidence to be the signatory of this instrument, and acknowledged by the signing thereof to be its voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Notary Public

Property Address: 2403 Dennywood Drive, Nashville, TN 37214
Tax Parcel: 084-11-0-216.00

Oath of Consideration

I or we, RIAD L GREENBERG, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13th day of NOVEMBER, 2014.

Signatures of Affiant(s):

Sworn and subscribed before me this 13 day of NOV, 2014

Notary Public

CAROL DIGIORGIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

True Copy Certification

I, Jay J PAVEL, 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.

Signature

State of CALIFORNIA

County of ORANGE

Personally appeared before me, [Name of Notary], PEGGY BRENNAN a notary public for this county and state, ****JOY J. PAVEL**********, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/2/2016

Notary' Seal (if on paper)

PEGGY BRENNAN
Commission # 1982033
Notary Public - California
Orange County
My Comm. Expires Jul 2, 2016