BILL GARRETT, Davidson County
Trans:T20150045484 DEEDWARR
Recvd: 06/09/15 15:32 2 pgs
Fees:13.00 Taxes:634.18
20150609-0054346

WARRANTY DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5th DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2014

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7578 EADLER JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Raymond J. Eadler	Same	143030B05200CO
6937 Highland Park Drive		
Nashville, TN 37205		

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 FLORIDA LIMITED LIABILITY COMPANY., N/K/A SALSOLA LLC, A NEVADA LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RAYMOND J. EADLER

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 property known as 6937 Highland Park 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 hand on the 4th day of June, 2015.

Emerald Estock, LLC, a Florida limited liability company., n/k/a Salsola 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, the within named, EMERALD ESTOCK, LLC, A FLORIDA LIMITED LIABILITY COMPANY., N/K/A SALSOLA LLC, A NEVADA LIMITED LIABILITY COMPANY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Incline Village Nv, this 4 day of June, 2015.

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

15-7578 EADLER JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a certain Condominium Apartment, Unit 6937, (Also known as Unit No. 52) in a Horizontal Property Regime, which is located on the Plan of Harpeth Glen Condominium, Phase III, of record in Book 4675, Page 64 and as established by Master Deed of record in Book 4546, Page 658 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to *Emerald Estock, LLC, a Florida limited liability company by Quitclaim Deed from William R. Weakley, recorded on the 22nd day of February, 2012 in Instrument No. 20120222-0015275, 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 2015 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 HARPETH GLEN CONDOMINIUM, PHASE III, as recorded in Plat Book 4675, Page(s) 64, 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. Terms and provisions of by-Laws of Harpeth Glen recorded in Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Instrument Nos. 20010123-0006812 and 20070724-0087868 as corrected at Instrument No. 20110624-0048453.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARPETH GLEN Condominium of record in Book 4546, Page 658 , as amended by instrument(s) of record in Book 4630, Page 504, Book 4775, Page 384 and Book 4872, Page 973, Book 9797, Page 493; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Homeowner's Association Charter recorded in Book 4452, Page 916.

***Preparers Note:** On May 30, 2012 Emerald Estock, LLC, a Florida limited liability company was converted with the Florida Secretary of State to Emerald Estock, LLC, a Nevada limited liability company. On January 2016, 2015 Emerald Estock, LLC, a Nevada limited liability company changed its name with the Nevada Secretary of State to Salsola LLC, a Nevada limited liability company