# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160083208 DEEDWARR
Recvd: 09/22/16 10:48 2 pgs
Fees:13.00 Taxes:296.00
20160922-0099878

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| EMS Investing, LLC | EMS Investing, LLC | 142-4A- 5 |
| (NAME) | (NAME) | |
| 1017 Hunts Lane | Same | |
| (ADDRESS) Hendersonville, TN 37075 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20162106 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Freedom Real Estate, LLC , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto EMS Investing, LLC, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 5 on the plan of Belle Forest Condominium Apartments of record in Book 5200, page 157, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof, said Unit No. 5 of Belle Forest Condominium Apartments, being a condominium apartment established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Belle Forest Condominium Apartments of record in Book 5438, page 699, as amended in Book 6082, page 866 and further amended in Instrument 20020321-0034877, said Register's Office.

BEING the same property conveyed to Freedom Real Estate, LLC by Warranty Deed from Donald R. Stivers, and Ladonia R. Stivers, dated September 19, 2016 and filed of record in *, page _____, Register's Office for Davidson County, Tennessee. The said Delores Stivers is now deceased, leaving the said Donald R. Stivers the surviving tenant by the entirety in and to their interest in said land.

* 20160922.0099877

Unimproved ☐

This is improved ☒ property, known as 210 Old Hickory Boulevard, Unit 5, Nashville, TN 37221
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of September, 2016

Freedom Real Estate, LLC

BY:_____
Everett Anthony, Organizer

STATE OF Tennessee )
County OF ~~Robertson~~ Hamilton )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Everett Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Freedom Real Estate, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 19th of September, 2016.

Notary Public
My Commission Expires: 4/8/18

