BILL GARRETT, Davidson County
Trans:T20170032599 DEEDWARR
Recvd: 04/18/17 14:28 2 pgs
Fees:13.00 Taxes:523.55
20170418-0037928

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37133
17-0074M

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2017

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Meredith J. Painter 210 Old Hickory Blvd, Apt 5 Nashville, TN 37221	new owner	142-04-0A-005.00-CO

WARRANTY DEED

FOR AND IN 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,

EMS Investing, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meredith J. Painter, an unmarried woman

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:

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 Donald R. Stivers and spouse Delores Stivers by Warranty deed from Abul Kasam Mohammad Fakhruddin and wife, Ziaun N. Fakhruddin of record in Book 8836, page 946, Register's Office for Davidson County, Tennessee, dated December 31, 1992 and recorded on January 11, 1993. (Value or consideration shown in aforementioned deed $38,000.00.)

Being the same property conveyed to Wilkins & Ivey, Attorneys Trustee by Quitclaim Deed from Donald R. Stivers and spouse Delores Stivers of record in Book 8836, page 961, Register's Office for Davidson County, Tennessee, dated December 31, 1992 and recorded on January 11, 1993 and within the same deed the said Wilkins & Ivey, Attorneys, Trustee conveyed his interest in the subject property to Donald R. Stivers,

Delores Stivers and Ladonia R. Stivers (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Freedom Real Estate, LLC by Warranty deed from Donald Stivers and Ladonia Stivers of record in Instrument No. 20160922-0099877 Register's Office for Davidson County, Tennessee, dated September 19, 2016 and recorded on September 22, 2016. (Value of consideration shown in aforementioned deed $50,000.00.)

Being the same property conveyed to EMS Investing, LLC by Warranty deed from Freedom Real Estate, LLC of record in Instrument No. 20160922-0099878 Register's Office for Davidson County, Tennessee, dated September 19, 2016 and recorded on September 22, 2016. (Value of consideration shown in aforementioned deed $80,000.00.) Being also known as 210 Old Hickory Blvd, Apt 5 Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 Old Hickory Blvd, Apt 5, Nashville, TN 37221.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~14th~~ 12th day of April, 2017.

EMS Investing, LLC

Susan Starkey, manager

Susan Starkey, Managing Member

(95)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

(BH)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, ~~Susan~~ Suzan **Starkey,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that she executed the within instrument on behalf of **EMS Investing, LLC** for the purposes therein contained, and who further acknowledged herself to be the **Managing Member** and being authorized to execute this document on behalf of **EMS Investing, LLC.**

Witness my hand and official seal at Murfreesboro, TN, this ~~14th~~ 12th day of ~~March~~ April, 2017. (BH)

Brenda Huntsman
Notary Public

My Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY