THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Emily Hewgley Affiant Subscribed and sworn to before me, this 18th day of June 2013. PK Bramlett Notary Public My Commission Expires: 8/23/16 PAUL KENT BRAMLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

QUITCLAIM DEED

Address New Owner: Bobby Brian Nelms 4712 Langston Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 13313003700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Emily Empson Hewgley, Administratrix,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bobby Brian Nelms,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 597 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 597 fronts 95 feet on the east side of Langston Drive and extends bank 116.2 feet on the north line and 116.9 feet on the south line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Ramon A. Nelms and wife, Edna B. Nelms on the 11th day of June, 1962 at 1:26 pm in Book 3400, Page 119, in the Register's Office of Davidson County, Tennessee. Edna B. Nelms having predeceased Ramon A. Nelms on September 5, 2002. Ramon A. Nelms having died intestate on September 25, 2012 and Emily Empson Hewgley having been assigned as Administratrix of the Ramon A. Nelms Estate in Probate Case Number 12P1734, in the Seventh Circuit Court - Probate Division, Davidson County, Tennessee.

This is improved property known as 4712 Langston Drive, Nashville, TN 37211.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130050390 DEEDQC
Recvd: 06/14/13 15:07 2 pgs
Fees:12.00 Taxes:0.00
20130614-0061212

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2013.

Emily Empson Hewgley

Emily Empson Hewgley, Administratrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Emily Empson Hewgley, Administratrix, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as the Administratrix of the Estate of Ramon A. Nelms, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 2013.

PK Bramlett

Notary Public

PAUL KENT BRAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

My Commission Expires: 8/23/16