BILL GARRETT, Davidson County
Trans:T20140078233 DEEDWARR
Recvd: 10/16/14 16:32 4 pgs
Fees:23.00 Taxes:2294.00
20141016-0095798

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $620,000.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1408-38233

Address of New Owner:	Send Tax Bills to:	Tax Information
John A. Powelson 901 Pasadena Drive Nashville TN 37204	New Owner	132-09-0-075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cori L. Nelsen, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John A. Powelson and wife, Julie A. Powelson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and Part of Lots 35 & 44 in Oak Hill Subdivision No.1, of record in Book 547, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cori L. Edmonds, an unmarried person by deed from Chris F. Armstrong and wife, Kathy Appling, dated May 31, 2001, June 5, 2001, of record in Instrument No. 20010605-0058300, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cori L. Nelsen and Brian K. Nelsen, wife and husband by Quitclaim Deed from Cori L. Nelsen, formerly known as Cori L. Edmonds, a married woman who acquired title as an unmarried woman, dated March 26, 2007, recorded April 12, 2007, of record in Instrument No. 20070412-0044088, Register's Office for Davidson County, Tennessee. Cori L. Nelson having been granted authority to sign for Brian K. Nelsen, by order entered July 22, 2014, Davidson County Circuit Court, Docket No. 13D-2259, attached hereto as Exhibit A.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 901 Pasadena Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

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 my hand this 23rd day of September, 2014.

Cori L. Nelsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cori L. Nelsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of September, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.

COPY

IN THE 3rd CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

CORI LYNN (EDMONDS) NELSEN,	)	
	)	
Plaintiff/Wife,	)	
	)	
vs.	)	**NO: 13D-2259**
	)	
BRIAN KEITH NELSEN,	)	
	)	
Defendant/Husband.	)	

FILED
2014 JUL 22 PM 1:33
RICHARD R. ROOKER, CLERK
C Hall D.C.

ORDER GRANTING WIFE FULL AUTHORITY TO SALE MARITAL REAL ESTATE

It appearing to this Honorable Court, upon Wife's Emergency Motion to Wife Full Authority to Sale Marital Real Estate and her sworn affidavit, the Husband is not cooperating fully with the real estate agent and is attempting to hinder the sale of the marital real estate.

The Court orders that the Wife have full authority to sale, contract for the sale and to transfer title on both parcels of the parties ~~martial~~ MARITAL real estate.

The Court further orders that the contract on the property located at 1901 18th Avenue South, Nashville is fair and equitable and is a valid sales agreement.

The Court will require the Wife to obtain Court approval before entering into any further contracts on the marital real estate.

IT IS SO ORDERED this the 22 day of July, 2014.

Judge Phillip Robinson

EXHIBIT A

COPY

Approved for entry:

Martin Sio, B.P.R. No. 7173
Peggy Smith, B.P.R. No. 26603
Attorney for Cori Nelson
5th 3rd Bank Building
424 Church Street, Suite 2250
Nashville, Tennessee 37219
(615) 256-5661
(615) 256-5115 FAX

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded by

Electronic mail to:

Mr. Sean Martin
Attorney at Law
2122 21st Avenue South
Nashville, Tennessee 37212

This 18th day of July, 2014.

Peggy R. Smith