BILL GARRETT, Davidson County
Trans:T20150072716 DEEDWARR
Recvd: 08/27/15 08:33 2 pgs
Fees:13.00 Taxes:555.00
20150827-0086700

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1733

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adrienne Graham 1628 Emerald Drive Nashville, TN 37218	Regions Bank d/b/a Regions Mortgage P.O. Box 2153 Birmingham, AL 35287-2520	069-11-0-066.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Robert Dean Nelmark and spouse, Nicole Nelmark,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adrienne Graham, 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:

Land in the 13th, formerly the 21st District of Davidson County, Tennessee, being more particularly described as follows: to wit:

Being part of Lot No. 3 on the unrecorded plan of lots of the N.W. Brown Farm, lying east of the T.C. Railroad, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, August 25, 1958, as follows:

BEGINNING on the southeasterly margin of Emerald Drive at a stake located south 43 degrees 45' west 208 feet from the southwesterly margin of Hydes Ferry Pike; thence south 50 degrees 25' east 134.2 feet to a stake; thence south 33 degrees 15' west 113 feet to a corner post; thence north 49 degrees 15' west 86 feet to another corner post; thence north 44 degrees 10' west 69.2 feet to the southeasterly margin of Emerald drive; thence with said Drive, north 43 degrees 45' east 104 feet to the beginning.

Being the same property conveyed to Robert Dean Nelmark and spouse, Nicole Norton Nelmark, by Warranty Deed from Arlena Marcia Hayden, Trustee of the James Leroy Hayden, Sr. Family Trust Dated November 7, 2013, dated June 16, 2014, of record in 20140625-0055657, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1628 Emerald Drive, Nashville, TN 37218**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 do 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **August, 2015.**

GRANTOR(S)

Robert Dean Nelmark

Nicole Nelmark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Dean Nelmark and Nicole Nelmark** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **August, 2015.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: