WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/17 12:47 3 pgs
Fees:18.00 Taxes:629.00
20170801-0078026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

Affiant

Subscribed and sworn to me on 07/31/17.

NOTARY PUBLIC
My Commission Expires: 11-16-2017

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michelle Nesbit 614 Neelys Bend Rd Madison, TN 37115	BankSouth Mortgage Company, LLC 3290 Northside Parkway Suite 600 Atlanta, GA 30327	052 02 0 220.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark L. Coleman and Donna W. Coleman, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michelle Nesbit and Adam M. Greiner, wife and husband, as joint tenants, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the west 100 feet of the north 150 feet of Lot No. 4 on the Plan of the Subdivision of a part of the Chadwell Tract, as of record in Book 421, page 61, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the south side of Neely's Bend Road and runs back between parallel lines, the west line running along the east line of Idlewood Avenue, 150 feet to a dead line.

Being the same property conveyed to Mark L. Coleman and Donna W. Coleman, husband and wife, by Warranty Deed from Howard B. Duck, a married man, of record in Instrument No. 20150730-0075343, in the Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded July 30, 2015.

This is improved property known as 614 Neelys Bend Rd, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 07/31/17.

Mark L. Coleman

Donna W. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/31/17, before me personally appeared Mark L. Coleman and Donna W. Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/31/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017