WARRANTY DEED

Karen Johnson Davidson County
Batch# 218599 DEEDWARR
04/16/2019 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190416-0034886

File No. DH0005130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Louise Roth, Matthew Switzer	NEW OWNER	069-11-0-066.00
(NAME)	(NAME)	
1628 Emerald Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Adrienne Graham, unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Louise Roth, a single woman,** and **Matthew Switzer, a single man, as tenants in common with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 a part of Lot No. 3 on the Unrecorded Plan of 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 minutes West 208 feet from the Southwesterly margin of Hydes Ferry Pike; thence South 50 degrees 25 minutes East 134.2 feet to a stake; thence South 33 degrees 15 minutes West 113 feet to a corner post; thence North 49 degrees 15 minutes West 86 feet to another corner post; thence North 44 degrees 10 minutes West 69.2 feet to the Southeasterly margin of Emerald Drive; thence with said Drive, North 43 degrees 45 minutes East 104 feet to the beginning.

Being the same property conveyed to Adrienne Graham, unmarried woman by Warranty deed from Robert Dean Nelmark and spouse, Nicole Nelmark of record in Instrument No. 20150827-0086700 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 27, 2015.

Being also known as 1628 Emerald Dr Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1628 Emerald Dr, Nashville, TN 37218

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. 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.

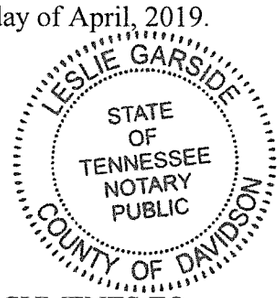
Witness my hand this 12th day of April, 2019.

Adrienne Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adrienne Graham, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of April, 2019.



Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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 is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)