Davidson County DEEDWARR
Recvd: 08/19/08 09:44 2 pg
Fees:13.00 Taxes:1054.50

20080819-0085022

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Tina Brown
Affiant

DAINA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this 14th day of July, 2008.

Daina Loggins
Notary Public
My commission expires: 7-24-11

02-0806-46101

Address of New Owner:	Send Tax Bills to:	Tax Information
Vladimir Kamenev	MORTGAGEE	097-16-0-A 052.00CO
5180 Bay Overlook Dr.	PROVIDENT FUNDING ASSOCIATES	
Hermitage TN 37076	P. O. BOX 999 BURLINGAME, CA 94011-0999	

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, **Stephen L. Kohler, Unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vladimir Kamenev,** unmarried 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. 48, on the Plan of The Peninsula, Phase Two, of record in Book 9700, Page 352, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan John Ward and Diane Marie Gentes by deed from Susan S. Curtis and husband, James S. Curtis, dated January 24, 2003, recorded January 28, 2003, of record in Instrument No. 20030128-0011743, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Stephen L. Kohler by deed from Allan John Ward and wife, Diane Marie Gentes Ward, dated January 26, 2007, recorded February 1, 2007, of record in Instrument No. 20070201-0013172, Register's Office for Davidson County, Tennessee.

TAXES FOR THE CURRENT YEAR TO BE PAID BY THE GRANTEES.
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 5180 Bay Overlook Dr., Hermitage, TN 37076

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.

WITNESS my hand this 14th day of July, 2008.

Stephen L. Kohler

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen L. Kohler, 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 Mt. Juliet, TN, this 14th day of July, 2008.

State of Tennessee at Large

My Commission expires :

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON