M-1624

THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** Jack Case Wilson	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $201,000.00. TMBauer Affiant Subscribed and sworn to before me this 19th day of May, 2009. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Kimbell Kornu, Erin W. Kornu 7117 Somerset Farms Drive Nashville, TN 37221	**Send Tax Bills To:** Regions Bank P.O. Box 2153 Birmingham, AL 35287	**Tax Information:** Map and Parcel No.: 141-07-0-B 078.00CO

My Commission Expires MAY 8, 2012

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd M. Bauer and wife, Jennifer J. Bauer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimbell Korner and wife, Erin W. Korner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7117 Somerset Farms Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 19th day of May, 2009.

TMBauer
Todd M. Bauer

Jennifer J Bauer by TMBauer
Jennifer J. Bauer BY: Todd M. Bauer, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20090035427 DEEDWARR
Recvd: 05/29/09 11:44 2 pgs
Fees:13.00 Taxes:743.70
20090529-0049453

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Todd M. Bauer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2009.

GEORGE F. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd M. Bauer,** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes thereon contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Jennifer J. Bauer** and is authorized by the said **Jennifer J. Bauer** to executed this instrument on her behalf.

Witness my hand, at Office, this 19th day of May, 2009.

GEORGE F. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of First Revision, Section Tree, Somerset Farms, as of record in Plat Book 7900, page 741, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Todd M. Bauer and wife, Jennifer J. Bauer by deed dated 05/27/05 from Christopher D. Connolley and wife, Karen S. Connolley of record in Instrument No. 20050602-0062498, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 7900, page 741, Register's Office for Davidson County, Tennessee.
3. Easement for sewer line of record in Book 9731, page 142, Register's Office for Davidson County, Tennessee.
4. Easement for drainage of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee.
5. Easement for water and sewer line of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee.