This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$219,000.00~~ $214,000.00

Affiant

Subscribed and sworn before me this the 17th day of August, 2012.

Notary Public
My commission expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelly Kormos 7613 Indian Springs Drive Nashville, TN 37221	Ameris Bank 305 S. Main St. Moultrie, GA 31768	128-13-21

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, L. MARTIN OLSSON AND PATRICIA A OLSSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KELLY KORMOS AND CHRISTOPHER KORMOS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of B.V. 1766 Estates, of record in Plat Book 5050, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to L. Martin Olsson and Patricia A. Olsson, husband and wife by Warranty Deed from The Estate of Marie R. Waggoner of record in Instrument No. 20020605-0068486; dated May 28, 2002; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7613 Indian Springs Drive, Nashville, TN 37221.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 17th day of August, 2012.

L. Martin Olsson

Patricia A Olsson

BILL GARRETT, Davidson County
Trans:T20120067786 DEEDWARR
Recvd: 09/10/12 14:27 2 pgs
Fees:13.00 Taxes:791.80
20120910-0081967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, L. Martin Olsson and Patricia A Olsson, Husband and Wife, 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 and official seal this 17th day of August, 2012.

My commission expires: 09/09/14

Notary Public

