Box:13
Ju# 7504

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $160,400.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2013. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bunchandara Som and Victoria Philavam	Primary Residental	Map\Parcel: 087-01-0-A-144.00CO
3613 Caledon Court	1480 North 2200 West	
Hermitage, TN 37076	Salt Lake City UT 84116	

FOR AND IN 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 ACKNOWLEDGE, WE,

Christopher R. Kornmann and wife, Julie Kornmann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bunchandara Som and Victoria Philavam, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 71 on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Kornmann, an unmarried man and Yuliya Bychkov, an unmarried woman by Warranty Deed from Beazer Homes Corp., D/B/A Phillips Builders, a Tennessee corporation, of record in Book 11721, page 46, Register's Office for Davidson County, Tennessee, dated October 26, 1999 and recorded on October 28, 1999; and

Being the same property conveyed to Christopher R. Kornmann and wife, Julie Kornmann by Quitclaim Deed from Christopher Kornmann, an unmarried man and Yuliya Bychkov, an unmarried woman of record at Instrument No. 20070503-0053148, Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on May 03, 2007.

This property is known as 3613 Caledon Court, Hermitage, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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.

BILL GARRETT, Davidson County
Trans:T20130092902 DEEDWARR
Recvd: 10/30/13 11:29 2 pgs
Fees:13.00 Taxes:593.48
20131030-0112680

This is improved (X) unimproved ( ) property known as 3613 Caledon Court 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 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.

CK
24TH

Witness my/our hand(s) this 25th day of October, 2013.

Christopher R. Kornmann

Julie Kornmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Christopher R. Kornmann and Julie Kornmann the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2013.

Notary Public

My Commission Expires: 4-25-2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: 313098MG
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027