BILL GARRETT, Davidson County
Trans: T20150045220 DEEDWARR
Recvd: 06/09/15 10:51 2 pgs
Fees: 13.00 Taxes: 784.40
20150609-0053999

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$212,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELLE CASTEEL	Same as new owner	**141-07-0B-078.00 CO**
(NAME) **7117 SOMERSET FARMS DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, KIMBELL KORNU AND WIFE, ERIN W. KORNU,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE CASTEEL, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 67, on the Plan of First Revision, Section Three, Somerset Farms, of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimbell Korner and wife, Erin W. Korner from Todd M. Bauer and wife, Jennifer J. Bauer, by deed dated May 19, 2009, of record in Instrument No. 20090529-0049453, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting buyers names to Kimbell Kornu and wife, Erin. W. Kornu of record in Instrument No. 20090701-0061422, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in in Plat Book 7900, page 741; Easement for sewer line of record in Book 9731, page 142; Easement for drainage of record in Book 3314, page 23; Easement for water and sewer line of record in Book 7349, page 564; Declaration of covenants, conditions, and restrictions of Somerset Farms, a Planned Unit Development, of record in Book 8556, page 11, amended in Book 9383, page 526 and re-recorded in Book 9662, page 869, amended in Book 10410, page 89, and Book 11433, page 936; Articles of Amendment to Charter of Somerset Farms Condominiums Homeowners Association of record in Book 8235, page 521 and Book 8584, page 20, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **7117 SOMERSET FARMS DRIVE, NASHVILLE, TN 37221**
(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 our hands this 29 day of May, 2015.

Kimbell Kornu
KIMBELL KORNU

Erin W Kornu
ERIN W. KORNU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimbell Kornu and wife, Erin W. Kornu,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of May, 2015.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public