Prepared and Record and Return to:

Fearnley Mann & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/02/16 16:01 2 pgs
Fees:13.00 Taxes:751.10
20161102-0116147

WARRANTY DEED

BMR16-3613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-2018
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerlos Adib	owner at Property	
3613 Caledon Court	(NAME) Address	
(ADDRESS) Hermitage, TN 37076-4451	(ADDRESS)	087-01-0A-144.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BUNCHANDARA SOM AND VICTORIA PHILAVAM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KERLOS ADIB, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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 Bunchandara Som and Victoria Philavam, both unmarried by Warranty Deed from Christopher R. Kornmann and wife, Julie Kornmann, of record in Instrument No. 20131030-0112680, Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 30, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 844, Book 10278, Page 279, Book 10449 Page 215, Book 10449 Page 217, Book 10640 Page 944, Book 11317 Page 674, Book 10290, Page 256, Book 11577, Page 623; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3613 Caledon Court , Hermitage, Tennessee 37076-4451
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of October, 2016.

Bunchandara Som

Victoria Philavam

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of October, 2016, before me personally appeared Bunchandara Som and Victoria Philavam to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 31st day of October, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Exp. 2-21-17

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019