Return to

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

Davidson County DEEDWARR
Recvd: 10/05/04 10:07 4 pgs
Fees:23.00 Taxes:296.00
20041005-0119542

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-622533**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of September, 2004**, by and between **Suzanne Nemeth**, parties of the first part, and **Ruth Monsalve and Karen Angel Monsalve, as tenants in common with rights of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 58, BELLE MEADE HIGHLANDS Condominiums, as established under Master Deed of record in Book 7091, Page 302, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Suzanne Nemeth by Warranty Deed from Lawrence E. Woodard and wife, Marilyn M. Woodard and Leonard B. Wyatt and wife, Kathleen W. Wyatt, recorded the 21st day of January, 1998 in Deed Book 10763, page 364, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **129-15-A-58 CO**
Improved OR
Unimproved property located at: **21 Vaughns Gap Road, Unit D-58, Nashville, Tennessee 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Suzanne Nemeth

This instrument is being executed in behalf of Suzanne Nemeth pursuant to a power of attorney executed by the same on 9/29/04 , and being filed for in Instrument # 20041005-0119414 Register's Office for Davidson County, Tennessee.

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Suzanne Nemeth** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this .

_____
Notary Public

My Commission Expires: _____
Witness my hand and Notarial Seal this **Thirtieth day of September, 2004.**

STATE OF **TN**

COUNTY OF **WILLIAMSON**

On this the 30th day of September, 2004, before me personally appeared Michael L. Edge, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Suzanne Nemeth, and who acknowledged that he as such Attorney in fact executed the Warranty Deed as the free act and deed of Suzanne Nemeth.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2004.

Brenda L Jackman
Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **Ruth Monsalve**

and Address: **21 Vaughns Gap Road, Unit D-58**
Nashville, TN 37205

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

A Natural Person Or Legal Entity To Be Designated

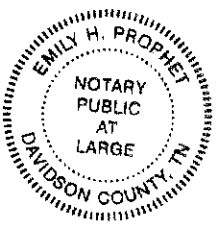
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**80,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of September, 2004.**

Notary Public

My Commission Expires: _____



EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008