BILL GARRETT, Davidson County
Trans:T20090067210 DEEDWARR
Recvd: 10/02/09 13:13 6 pgs
Fees:33.00 Taxes:703.00
20091002-0091685

Prepared by and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC

Attn.: Laura M. Williams, Esq.
211 Commerce Street
Suite 1000
Nashville, Tennessee 37201

| Address of New Owner: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Celia D. Valdomar | Celia D. Valdomar | MAP - 163 |
| 1430 West Sixth Street<br>San Pedro, CA 90732 | 1430 West Sixth Street<br>San Pedro, CA 90732 | PARCEL – 095.03 |

# DEED

IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other valuable consideration paid, the receipt of which is hereby acknowledged, **THE ELIJAH D. NACIONALES and JOY D. NACIONALES TRUST, and ELIJAH D. NACIONALES and JOY D. NACIONALES, co-trustees** ("Grantors"), do hereby sell, transfer and convey unto **CELIA D. VALDOMAR** ("Grantee") the real property located in the City of Antioch, Davidson County, Tennessee more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, her heirs, successors, and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free, and unencumbered unless otherwise herein set out. Grantors further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Grantors acknowledge that this deed was prepared from information in prior deeds; that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination; and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this instrument, effective 6-29, 2009.

ELIJAH D. NACIONALES

JOY D. NACIONALES

CO-TRUSTEES OF THE ELIJAH AND JOY D. NACIONALES TRUST

GRANTORS

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, a Notary Public in and for said State and County, ELIJAH D. NACIONALES, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal at office this ___ day of _____, 2009.

Notary Public

My Commission Expires: _____

(Notary Seal)

EXHIBIT "A"
Legal Description

IN THE CITY OF ANTIOCH, DAVIDSON COUNTY, TENNESSEE:

TRACT 1: BEING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, SEPTEMBER 28, 1964 AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY MARGIN OF RURAL HILL ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO RICHARD L. LASATER, JR. AND WIFE, BY DEED FROM EDWARD P. MCLENDON AND WIFE, OF RECORD IN BOOK 3647, PAGE 413, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID LASATER'S NORTHERN BOUNDARY LINE SOUTH 65 DEGREES 15 MINUTES EAST AND PASSING HIS NORTHEAST CORNER AT 300 FEET, IN ALL 670 FEET; THENCE NORTH 31 DEGREES EAST 150 FEET; THENCE NORTH 65 DEGREES 15 MINUTES WEST 870 FEET TO THE EASTERLY MARGIN OF SAID ROAD; THENCE WITH SAME AROUND A CURVE HAVING A RADIUS OF 632.44 FEET IN A SOUTHWESTERLY DIRECTION 152.6 FEET TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS, (DESCRIPTION FROM PRIOR DEED)

TRACT II: LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HICKERSON & HICKERSON ENGINEERS, DATED NOVEMBER 17, 1964, REVISED OCTOBER 15, 1965, SEPTEMBER 28, 1964 AND JULY 23, 1964, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO MARTIN B. CLARK, JR. AND WIFE, JOAN K. CLARK, BY DEED FROM BRENTWOOD ESTATES, INC., OF RECORD BOOK 3818, PAGE 210, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AT A POINT 300 FEET EASTERLY FROM THE EASTERLY MARGIN OF RURAL HILL ROAD; THENCE SOUTH 4 DEGREES 00 MINUTES WEST, 100 FEET TO A POINT; THENCE SOUTH 65 DEGREES 15 MINUTES EAST, 527 FEET TO A POINT; THENCE NORTH 31 DEGREES 00 MINUTES EAST, 100 FEET TO A POINT; THENCE NORTH 65 DEGREES 15 MINUTES WEST, 570 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3 ACRES MORE OR LESS. (DESCRIPTION FROM PRIOR DEED)

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED FROM MARTIN B. CLARK, JR., UNMARRIED, OF RECORD IN BOOK 9287, PAGE 703, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**RIGHT-OF-WAY TAKE: BEGINNING AT A POINT, SAID POINT BEING ON THE EXISTING EASTERN RIGHT-OF-WAY LINE OF RURAL HILL ROAD AND ON THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-172; THENCE ALONG SAID PROPERTY LINE S 60 28' 09" E FOR 34.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 688.70 FEET FOR 153.71 FEET TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-95.01; THENCE ALONG SAID PROPERTY LINE N 60 28' 09" W FOR 48.87 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF RURAL HILL ROAD; THENCE SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT OF RADIUS OF 465.35 FEET FOR 155.49 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 6581.31 SQUARE FEET MORE OR LESS.**

**TEMPORARY CONSTRUCTION EASEMENT: A TRACT OF LAND BEGINNING AT THE COMMON PROPERTY LINE OF PARCELS 163-00-95.03 AND 163-00-05-01 20 FEET IN WIDTH FOR 45 FEET; THENCE 87 FEET IN WIDTH FOR 60 FEET; THENCE 15 FEET IN WIDTH FOR 43 FEET ALL OF WHICH IS ADJACENT TO THE PROPOSED RIGHT-OF-WAY LINE OF RURAL HILL ROAD AND CONTAINING THEREIN AN AREA OF 4400 SQUARE FEET MORE OR LESS.**

This improved property, known as 1402 Rural Hill Road, Antioch, Tennessee 37013

BEING THE SAME PROPERTY AS conveyed to The Elijah and Joy D. Nacionales Trust from Joy D. Nacionales of record under Instrument number 20070122-0008885 in the Register's Office of Davidson County, Tennessee.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On JUNE 29, 2009 before me, CHONA MARIE R. LEUS A NOTARY PUBLIC
(Here insert name and title of the officer),

personally appeared ELIJAH D. NACIONALES AND JOY D. NACIONALES,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Chona Marie R. Leus
Signature of Notary Public

CHONA MARIE R. LEUS
COMM. # 1834315
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES JAN. 29, 2013
(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 6-29-2009

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

STATE OF CALIFORNIA

COUNTY OF ORANGE

The actual consideration or true value, whichever is greater for this transfer is

$ 190,000.00 .

C D Valdomar

Affiant

Subscribed and sworn before me on this 16th, day of September, 2009, by Celia D. Valdomar, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Donald S. Shaw, notary public

