This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **13-1034**

Davidson County DEEDWARR
Recvd: 03/01/13 13:05 4 pgs
Fees:23.00 Taxes:471.75
**20130301-0020843**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **2/22/2013**, by and between **Richard L Gomes, an unmarried individual**, parties of the first part, and **Otto Vago and Gloria G Vago, husband and wife**, 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:

A certain condominium in Davidson County, Being Unit No 95 on the Plan of Phase IV< Coronada Townhome Condominiums of record in Plat Book 5200, Page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard L Gomes by deed dated January 22, 2001 from Charyl L Nelson of record as Instrument No 20010124-0007176, said Register's Office.

This conveyance is made subject to: all restrictions and easemenrs of record

Parcel ID # **142-8B-95CO**
☒ Improved OR
☐ Unimproved property located at: **306 Chimney Hill, Nashville, TN 37221**

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 afore described 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.

Richard L Gomes

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard L Gomes** 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 his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of February, 2013..

Please see attached CA all purpose acknowledgment DW.

Notary Public

My Commission Expires: _____

**********

Owner's Name: **Otto Vago and Gloria G Vago**

and Address: **306 Chimney Hill, Nashville, TN 37221**

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

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 **$127,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of February, 2013..

Notary Public

My Commission Expires: 7/6/15

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Sacramento }

On 2/21/2013 (Date) before me, J Williams Notary Public (Here Insert Name and Title of the Officer),

personally appeared Richard L Gomez (Name(s) of Signer(s))

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.

Signature _____ (Signature of Notary Public)

J. WILLIAMS
Commission No. 1986226
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires JULY 26, 2016

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Tennessee

Document Date: N/A Number of Pages: 1

Signer(s) Other Than Named Above: _____

### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

# TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K C Asplint

Commission Expires: 7/6/15



