WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084109 DEEDWARR
Recvd: 09/30/13 09:26 2 pgs
Fees:13.00 Taxes:57.35

20130930-0102175

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin E. Castillo	Kevin E. Castillo	
(NAME)	(NAME)	
333 Dunalie Ct.	333 Dunalie Ct.	133150A024000CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EMIL SOGOMONOV, UNMARRIED AND MARIETTA SOGOMONOV, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN E. CASTILLO, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property located in Davidson County, Tennessee, described as follows:

BEING UNIT E-4 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee and all amendments thereto, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominum set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Emil Sogomonov, unmarried and Marietta Sogomonov, unmarried by Warranty Deed from Juanita B. Dean, unmarried, which deed is dated December 27, 2007 and recorded on January 14, 2008 as Instrument No. 20080114-0004300 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS AND CONDITIONS OF THE MASTER DEED AND BY-LAWS FOR PAGODA CONDOMINIUM OF RECORD IN BOOK 6111, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALL AMENDMENTS THERETO; FURTHER SUBJECT TO AGREEMENTS FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 6548, PAGE 125 AND BOOK 8870, PAGE 923, BOTH IN SAID REGISTER'S OFFICE AND SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF TRAVIS PARK OF RECORD IN BOOK 3700, PAGES 61 AND 62, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 320 Welch Road, Condominium E-4, Nashville, TN 37211
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 27th day of September, 2013.

Emil Sogomonov

Marietta Sogomonov

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emil Sogomonov and Marietta Sogomonov**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

Return To:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY