Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 27th day of December, 2013.

Notary Public
My commission expires: January 11, 2017

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1312-48839

Address of New Owner:	Send Tax Bills to:	Tax Information
Yvette Thomas	New Owner	104-09-0-E-008.00-CO
3520 West End Ave #8	9264 Carrisbrook Lane	
Nashville TN 37205	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia M. Onufrow and Julie DiLullo Steele, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Yvette and Guillermo Thomas, Wife and Husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 8, on the Plan of Richland Place Condominiums, of record in Book 5200, Page 570, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Richland Place Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 6100, Page 222, said Register's Office.

Being the same property conveyed to Cynthia M. Onufrow and Julie Ann Bautista, mother and daughter by Quitclaim Deed from Cynthia M. Onufrow, dated August 8, 2005, recorded August 14, 2005, of record in Instrument No. 20070814-0097005, Register's Office for Davidson County, Tennessee.

Julie Ann Bautista is one and the same as Julie DiLullo Steele.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3520 West End Ave #8, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20140000571 DEEDWARR
Recvd: 01/03/14 10:39 3 pgs
Fees:18.00 Taxes:506.90
20140103-0000753

WITNESS my hand this 26 day of December, 2013.

Cynthia M. Onufrow

Julie DiLullo Steele by Cynthia M. Onufrow, Attorney in Fact

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia M. Onufrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in _____ (city), _____ (state), this 27th day of December, 2013.

*see attached

_____
Notary Public

My Commission expires

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia M. Onufrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie DiLullo Steele, and who acknowledged that she executed the same as the free act and deed of said Julie DiLullo Steele.

WITNESS my hand, in _____ (city), _____, (state) this ____ day of December, 2013.

_____
Notary Public

My commission expires: _____

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On DEC. 26, 2013 (Date) before me, Marissa Aymar, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Cynthia M. Ontiveros (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: Marissa Aymar (Signature of Notary Public)

MARISSA AYMAR
Commission # 2049869
Notary Public - California
San Diego County
My Comm. Expires Nov 23, 2017

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: Closing Agreement & Indemnity - Seller

Document Date: 12/26/13 Number of Pages: 2

Signer(s) Other Than Named Above: -N/A-

Capacity(ies) Claimed by Signer(s)

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

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