BOX #14

G#25690-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140007897 DEEDWARR
Recvd: 02/04/14 09:03 2 pgs
Fees:13.00 Taxes:222.00
20140204-0009639

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2014.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Otto Z. Vago and Gloria G. Vago	**"New Owners"**	**142040A04300CO**
210 Old Hickory Blvd, Apt 43		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James A. Gibbons, Jr., unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Otto Z. Vago and Gloria G. Vago, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 43 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5438, Page 742, and as amended in Book 6082, Page 866, and in Instrument No. 20020321-0034877, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to James A. Gibbons, Jr., unmarried, by Warranty Deed dated October 26th, 1995, from Deborah Sue Neill, unmarried, of record in Book 9843, Page 471, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee;

2) Charter of Belle Forest Homeowners Association, Inc., of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee;

3) Easement Agreement between Belle Forest and American Building Company of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee;

4) Sanitary Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee;

5) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums, of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee;

6) By-Laws of Belle Forest Homeowners Association, Inc., of record in Book 5438, Page 742, and as amended in Book 6082, Page 866, and in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee;

7) Appointment of Substitute Trustee in Master Deed of record in Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee;

8) Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973, said Register's Office; and,

9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years not yet due and payable.

This is improved property, known as: **210 Old Hickory Blvd, Apt 43, Nashville, TN 37221**.

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 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 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.

Witness my/our hand(s) this **3rd** day of **February, 2014.**

James A. Gibbons, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Gibbons, Jr., unmarried,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **February, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17