# WARRANTY DEED

14-06-007

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of June, 2014

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **KHALDOUN KAILANI** | " NEW OWNER " | 142-04-0A |
| (NAME) | (NAME) | 121.00CO |
| 214 Old Hickory Blvd., Apt 121 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) | |

Davidson County DEEDWARR
Recvd: 07/01/14 14:11 4 pgs
Fees:23.00 Taxes:233.10
**20140701-0057803**

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FREDERICK JOHN CIRCO AND DENNIS BURLEIGH**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KHALDOUN KAILANI, MARRIED**, hereinafter called the Grantee(s), his 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. 121, Belle Forest Condominium Apartments, a Condominium Apartment,** of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to FREDERICK J. CIRCO AND DENNIS BURLEIGH, by Deed from FREDERICK J. CIRCO, EXECUTOR of the Last Will and Testament of Remo J. Circo, deceased, File No. 09P-1531, Davidson County, Tennessee Probate Court, of record in Instrument No. 20110817-0063335, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 Condominium Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property has not now nor ever has been the principal place of residence for the Grantor(s).

BEING property known as: **214 Old Hickory Blvd., Apt 121, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 successors 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 WHEREOF,** our hands, this 27th day of June, 2014.

**DENNIS BURLEIGH**

STATE OF Florida )
COUNTY OF Duval )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DENNIS BURLEIGH,** the bargainor(s), 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 Duval, Florida, this 25th day of June, 2014.

My Commission Expires: 5/16/16

Notary Public

DIANA DEXTER
MY COMMISSION EXPIRES
May 21, 2016
#EE 186288
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 successors 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 WHEREOF,** our hands, this 27th day of June, 2014.

Frederick John Circo

**FREDERICK JOHN CIRCO**

STATE OF California )
COUNTY OF San Diego )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FREDERICK JOHN CIRCO,** the bargainor(s), 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 _____, _____, this ____ day of June, 2014.

My Commission Expires: _____

_____
Notary Public

Please see attached California acknowledgment

June 25, 2014

# ACKNOWLEDGMENT

State of California
County of San Diego )

On June 25, 2014 before me, Jacqueline M.C. Rivera, notary public,
(insert name and title of the officer)

personally appeared Frederick John Circo
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.

JACQUELINE M.C. RIVERA
COMM. # 2048955
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. DEC. 7, 2017

Signature _____ (Seal)

I, the undersigned, 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.

PETER WEISS

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON