WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2015.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nestor Ilagan	"New Owners"	103-16-0A-047.00co
(NAME)	(NAME)	
3096 Tallwood Drive		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/20/15 10:31 4 pgs
Fees:23.00 Taxes:832.50
20150120-0005294

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Phyllis F. Katzoff Trust u/a January 18, 1995, and as amended from time to time, Phyllis F. Katzoff, Trustee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nestor Ilagan and Olivia Ilagan, 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. 407 of Rokeby, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a '2nd Revised Plan' of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 4th Floor of Rokeby of record in Book 5060, page 143, said Register's Office.

Being the same property conveyed to Phyllis F. Katzoff Trust u/a January 18, 1995, and as amended from time to time, Phyllis F. Katzoff, Trustee by Quitclaim Deed from Phyllis Feldman Katzoff of record in Instrument No. 20011207-0134801, Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded on December 7, 2001, and also being the same property conveyed to Phyllis Feldman Katzoff, by Special Warranty Deed, from Jimmie Joe Olive and J. Greer Cummings, Jr., as Co-Executors of the Estate of Dolores Hum Olive, deceased, of record in Instrument No. 20011207-0134798, Register's Office for Davidson County, Tennessee, dated November 21, 2001, and recorded on December 7, 2001.

This instrument is being executed in behalf of Steven A. Sciaretta, P.A., Trustee of the Phyllis F. Katzoff Trust, u/a January 18, 1995, pursuant to a Power of Attorney and Appointment of Agent for Trustee, of record in Instrument No.: 20150120-0005293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3901 West End Avenue, Unit 407, Nashville, TN 37205
(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 GRANTEES, their heirs 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 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 hand this 12th day of January, 2015.

Steven A. Sciarretta, P.A. Trustee

Steven A. Sciarretta, P.A. Trustee of the Phyllis F. Katzoff Trust u/a January 18, 1995.

By: Ted Feldman, as Attorney-in-Fact and Agent

Ted Feldman, as Attorney-in-Fact and Agent

STATE OF CALIFORNIA

COUNTY OF

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Ted Feldman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Phyllis F. Katzoff Trust u/a January 18, 1995, and as amended from time to time, Phyllis F. Katzoff, Trustee, acting as that person's agent and attorney in fact, and the said Ted Feldman acknowledged that he executed the foregoing instrument as agent and attorney in fact for Phyllis F. Katzoff Trust u/a January 18, 1995, and as amended from time to time, Phyllis F. Katzoff, Trustee for the purposes therein contained.

WITNESS my hand and seal, this 12th day of January, 2015.

My Commission Expires:

_____

_____

Notary Public,

SEE ATTACHED CALIFORNIA COMPLIANT FORM

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Los Angeles }

On January 09, 2015 before me, Mina V Garrey, Notary Public
Date (here insert name and title of the officer)

personally appeared Ted Feldman

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.

MINA V. GARREY
COMM. #2090522
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. DEC. 15, 2018

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Warranty Deed

Number of Pages: 3 Document Date: 01/12/15 Other: _____

2015 Apostille Service, 707-992-5551 www.CaliforniaApostille.us California Mobile Notary Network www.CAMNN.com

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).