WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: March 29, 2003.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 04/29/02 15:05 3pgs
Fees:18.00 Taxes:617.90

20020429-0052376

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Damesworth	NEW OWNER	Map 119
(NAME) 706 East Meadows Drive	(NAME)	Group 13
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	Pacel 129
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, 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, **WALLER FAMILY TRUST AND RAYMOND W. WALLER, INDIVIDUALLY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVE DAMESWORTH AND MOHSEN SARFEHJOO, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6 on the Plan of College Heights, as shown of record in Plat Book 332, Page 19, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Quitclaim Deed of record in Record Book 8232, Page 433; Warranty Deed of record in Book 3835, Page 351, and Warranty Deed of record in Book 3835, Page 353, Register's Office of Davidson County, Tennessee.

Raymond W. Waller joins in this conveyance for the purpose of conveying to Grantees any interest he may have in property which may have been bequeathed to him by the terms of the Last Will and Testament of Carleen B. Waller. Said Last Will and Testament of Carleen B. Waller, of record in Will Book WB177, Page 712, Probate Court, Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 332, Page 19, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3011 Nolensville Pike, 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 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 our hands this 25th day of April, 2002.

Raymond W. Waller

Raymond W. Waller

Waller Family Trust
By: Raymond W. Waller, Trustee

Waller Family Trust
By: Carleen B. Waller, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Raymond W. Waller, the within named 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 Mt. Juliet, Tennessee this 25th day of April, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn
Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Raymond W. Waller, Trustee of the Waller Family Trust, the within named 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 Mt. Juliet, Tennessee this 25th day of April, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn
Notary Public

STATE OF GEORGIA

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, Carleen B. Waller, Jr., Trustee of the Waller Family Trust, the within named 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 _____, Georgia this _____ day of April, 2002.

Commission expires: _____

Notary Public

Witness our hands this 25th day of April, 2002.

Raymond W. Waller

Waller Family Trust
By: Raymond W. Waller, Trustee

Waller Family Trust
By: Carleen B. Waller, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Raymond W. Waller, the within named 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 Mt. Juliet, Tennessee this 25th day of April, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Raymond W. Waller, Trustee of the Waller Family Trust, the within named 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 Mt. Juliet, Tennessee this 25th day of April, 2002.

Commission expires: March 29, 2003

Robin L. Milbourn Notary Public

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public, Carleen B. Waller, Jr., Trustee of the Waller Family Trust, the within named 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 Atlanta, Georgia this 25th day of April, 2002.

Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires Feb. 6, 2005

Notary Public