WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/03 11:23 2pgs
Fees:13.00 Taxes:148.00

20030304-0028123

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2003.

Notary Public

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

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
David S. Damesworth	Cavalry Mortgage	Map 147
(NAME)	(NAME)	
706 East Meadows Drive	2209 Crestmoor Road	Group 2-O-B
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Nashville, TN 37215	Parcel 18-C0
(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, **RUBEN ZAGAGI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO DAVID S. DAMESWORTH, A MARRIED MAN**, 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:

Unit A-118, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenants to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Ruben Zagagi by Quitclaim Deed from Intex, Inc. filed for record 12/31/02, in Instrument No. 20021231-0162699, also previously being the same property conveyed to Intex, Inc. by Warranty Deed from Joellyn A. Kott of record in Book 10682, Page 441, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 6188, Page 452, Register's Office of Davidson County, Tennessee.

Subject to By Laws as shown of record in Record Book 6188, Page 787, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Record Book 6188, Page 744, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 550 Harding Place Condominium A-118, 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 my/our hand(s) this 27th day of February, 2003.

Ruben Zagagi by [illegible]
Ruben Zagagi
as attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 2/27/2003, before me personally appeared Brent McGarr, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruben Zagagi, and acknowledged that he executed the same as the free act and deed of Ruben Zagagi.

Witness my hand and official seal at Mt. Juliet, Tennessee this 27th day of February, 2003.

Commission expires: March 29, 2003

Robin L. Milbourn Notary Public