40-A

WARRANTY DEED

ELAINE PHELPS
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
November 27, 2004

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,315.00

Tammy Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: . 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/06/03 13:44 2pgs
Fees:13.00 Taxes:530.27

20030506-0060276

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamal I. Shaltaf	~~Jamal I. Shaltaf~~	Map 062-02
(NAME) 295 Barksdale Harbor Drive	(NAME) CALVARY BANKING 114 W. College Street	Group O-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, TN 37130	Parcel 323.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cain Properties, Inc. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamal I. Shaltaf , 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:

BEING Lot No. 295 on Plan of River Trace Estates, Phase , Section 6,, as shown by plat of record in Instrument Number 200106050058138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Cain Properties, Inc. by deed from Pennington Mills, LLC of record in Instrument Number 200210160127105, Register's Office for said County.

Easement as shown of record in Deed Book 1163, Page 341, and Book 2022, Page 83, and Book 3959, Page 595, Register's Office for said County.

Conveyance of Open Space to HOA of record in Book 7907, Page 168, Register's Office for said County.

Agreement of record in Book 7030, Page 798, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370, and Book 6892, Page 747, and Book 6851, Page 363, Register's Office for said County.

By-Laws of record in Book 6851, Page 390, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 295 Barksdale Harbor Drive, Nashville, TN 37214

(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.

Cain Properties, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P. Cain, III with whom I am personally acquainted and who upon he oath acknowledged Robert P. Cain, III to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, Robert P. Cain, III as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P. Cain, III as such President

Witness my hand and official seal this 30th day of April, 2003

My Commission Expires: 5-28-2003

Notary Public

File Number2304291
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

