WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/23/04 09:04 2pgs
Fees:13.00 Taxes:144.30

20040423-0046087

THIS INSTRUMENT WAS PREPARED BY
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, and Mohsen Sarfejoo and wife, Janis C. Sarfejoo	David S. Damesworth	Map 147 2-O, Group B. Parcel 4-CO
(NAME) 706 E. Medows Drive	(NAME) 550 Harding Place Apartment A-104	
(ADDRESS) Mt. Juliet, Tennessee 37122	(ADDRESS) Nashville, TN 37211	
(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, Mary Francis Clark, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Damesworth, and Mohsen Sarfejoo and wife, Janis C. Sarfejoo**, 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:

Unit A-104 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 appurtenant 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 Frank W. Clark and Mary Frances Clark, by deed from Jerry K. Harris and Mable F. Harris, filed for record 10/16/86 in Book 7011, Page 222, Register's Office of Davidson County, Tennessee.

Frank W. Clark is now deceased

Subject to Sanitary Sewer Easement as shown of record in Book 4895, Page 829, Register's Office of Davidson County, Tennessee.

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

Subject to Master Deed as shown of record in Book 6188, Page 744, and Book 10016, Page 185 Register's Office of Davidson County, Tennessee.

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

Subject to any homeowner/condominium association dues that may be assessed.

Order Authorizing sell of real estate and personal property of Mary Frances Clark, by Conservator Monica Edwards, filed 01/20/04 for record in the Seventh Circuit Court for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as 550 Harding Place Apartment A-104, 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 hand this 31st day of March, 2004.

Monica D. Edwards, Conservator for Mary Frances Clark

By: Monica D. Edwards, Conservator for Mary Frances Clark

STATE OF TENNESSEE

COUNTY OF WILSON

On this 31st day of March, 2004, before me appeared **Monica Edwards** as ☒ Conservator for **Mary Francis Clark** , to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of March, 2004.

Commission expires: April 18, 2006

Delaina D. Davis

Delaina D. Davis Notary Public

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN