WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 09:57 2pgs
Fees:13.00 Taxes:784.40

20040521-0059846

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2004.

Notary Public

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 25, 2006

MY COMMISSION EXPIRES: .

(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
Eva K. Jermakowiez	Eva K. Jermakowiez	16-O-B/52-CO
(NAME)	(NAME)	
900 19th Avenue S #503	900 19th Avenue S #503	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, David S. Damesworth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eva K. Jermakowiez, widow, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 900 19th Avenue S #503, Nashville, TN 37212

(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 19th day of May, 2004.

David S. Damesworth

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, David S. Damesworth, 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/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5/19/04

Commission expires:

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 25, 2006

Notary Public

EXHIBIT A

BEING Lots #163, 164, 165, 166, 167, 168 and 169 on the Plan of O.B. Hayes Second Plan of Small Lots in Nashville of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 503 on the Plan of University Square Condominium Apartments of record in Book 6900, page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, page 529, as amended in Book 7119, page 884, said Register's Office.

Being the same property conveyed to David S. Damesworth, by Warranty Deed from Wayne Bradley Daniel and Julienne L. Daniel, dated 4/22/03, of record in Instrument No. 20010724-0078028, Register's Office of Davidson County, Tennessee.

Subject to By Laws as shown of record in Book 7051, Page 559, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 7051, Page 529 and Book 7119, Page 884, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 7078, Page 443, Register's Office of Davidson County, Tennessee.

Subject to any association dues that may be assessed.

INCLUDED IN THIS CONVEYANCE IS ANY INTEREST THAT GRANTOR MAY HAVE IN PARKING SPACES #7 and #8.5