WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/04 15:31 2pgs
Fees:13.00 Taxes:118.40

20040824-0102364

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: March 25, 2006

(AFFIX SEAL)

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

My Commission Expires March 25, 2006

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
D. Steve Damesworth	NEW OWNER	Map 147Parcel 110-CO
(NAME)	(NAME)	
706 East Meadows Dr.		
(ADDRESS)	(ADDRESS)	
Mt.Juliet, TN 37122		
(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, Stephen E. Degenhardt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. Steve Damesworth, 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 550 Harding Place Condominium F108, 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 20th day of August, 2004.

Stephen E. Degenhardt

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Stephen E.Degenhardt), 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 20th day of August, 2004.

Commission expires: March 25, 2006

Melinda M. Brooks Notary Public

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

My Commission Expires March 25, 2006

EXHIBIT A

Being Unit F108, 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 and accurate description of such unit.

Being the same property conveyed to Steve Degenhardt by Deed from Daniel G. Chisam, and wife Catherine D. Chisam, dated 09/04/03, and filed for record as Inst. No. 20030904-0129049, Register's Office for Davidson County, Tennessee, and further conveyed to Daniel G. Chisam by Quitclaim Deed from Charles M. Chisam,I, and Charles M. Chisam II, dated 12/31/02, and filed for record as Inst. No. 20021231-0162385, Register's Office for Davidson County, Tennessee.

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

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

(c) Subject to restrictions as shown of record in Master Deed Book 6188, Page 744, and Master Deed Book 10016, Page 787, Register's Office of Davidson County, Tennessee.

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

(e) Subject to any Homeowners Dues that may be assessed.