WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

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 147 Group 2-O-BParcel 21-CO
(NAME) 706 East Meadows Dr.	(NAME)	
(ADDRESS) Mt.Juliet, TN 37122	(ADDRESS)	
(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, Winston S. Caldwell III and wife, Michelle L. Caldwell, 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 B101, 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 our hands this 30th day of August, 2004.

Davidson County DEEDWARR
Recvd: 09/02/04 15:46 2pgs
Fees:13.00 Taxes:162.80
20040902-0106634

Winston S. Caldwell III

Michelle L. Caldwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Winston S. Caldwell III and wife, Michelle L. Caldwell, 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 30th day of August, 2004.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

EXHIBIT A

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. B-101 of Caldwell Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A-2" of record in Book 6188, Page 744, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Winston Caldwell and spouse, Michelle Caldwell by Deed from James Michael Harless, unmarried, dated 8/16/02, and filed for record as Inst. No. 20020821-0101234, Register's Office for Davidson County, Tennessee.

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

(b) Subject to a 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 185, Register's Office of Davidson County, Tennessee.

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

(e) Subject to any Homeowner/Condominium Dues that may be assessed.