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 2ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/16/04 10:40 2pgs
Fees:13.00 Taxes:162.80
20041216-0149610

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
Steve Damesworth	Steve Damesworth	147-2-O-B/3-CO
(NAME)	(NAME)	
706 E. Meadows Drive	706 E. Meadows Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	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, Efrem B. Zerihun and wife, Mibark E. Teklay and Abrehet Haile, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 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 Unit A-103, 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 2nd day of December, 2004.

Efrem B. Zerihun by The atonney afimfect YONAS E EMBAY
Efrem B. Zerihun

mibank E Teklay by The atonney afimfect YONAS E EMBAYE
Mibark E. Teklay

Abrehet Haile by The atonney of infe et YONAS E EMBAYE
Abrehet Haile

STATE OF TENNESSEE
COUNTY OF WILSON

On this 2nd day of December, 2004, before me personally appeared Efrem B. Zerihun and wife, Mibark E. Teklay and Abrehet Haile by Yonas E. Embaye as their Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Efrem B. Zerihun and wife, Mibark E. Teklay and Abrehet Haile, and acknowledged that such person executed the same as the free act and deed of Efrem B. Zerihun and wife, Mibark E. Teklay and Abrehet Haile.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of December, 2004.

Commission expires:

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 25, 2006

Melinda M. Brooks Notary Public

EXHIBIT A

A certain Condominium Unit A-103, Caldwell Court Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 2701 Et Seq., as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6188, Page 744, said Register's Office, 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 Plan of Caldwell Court Condominium Apartments, of record in Exhibit A-2, of said Master Deed, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Efrem B. Zerihun and wife, Mibrak E. Teklay and Abrehet Haile, by Deed from AmSouth Bank, dated 9/12/02, of record in Instrument #20020917-0113469, Register's Office for Davidson County, Tennessee.

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

Subject to a Charter for Homeowners Association as shown of record in Book 6188, Page 452, 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 a 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 any homeowner/condominium association dues that may be assessed.