Box 56

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,504.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

Davidson County DEEDWARR
Recvd: 06/09/06 09:59 2 pgs
Fees:13.00 Taxes:205.37

20060609-0068532

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Dean Datus & wife, Michelle L. Datus		147-2-O-B-3-CO
(NAME)	(NAME)	
721 Gibraltar Ln.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Newman, CA 95360		
(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, Steve Damesworth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Dean Datus and wife, Michelle L. Datus, 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:

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 for a more complete identification of said Unit.

Being the same property conveyed to Steve Damesworth by Warranty Deed from Efrem B. Zerihun and wife, Mibrak E. Teklay and Abrehet Haile, filed of record in Instrument #20041216-0149610, 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 condominium association dues/maintenance fees that may be assessed.

unimproved ☐

This is improved ☒ property, known as 550 Harding Place Unit A103, 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 8th day of June, 2006.

Steve Damesworth

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Steve 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 Nashville, Tennessee this 8th day of June, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY