Davidson County DEEDWARR
Recvd: 09/16/02 15:21 2pgs
Fees:13.00 Taxes:795.50
20020916-0112795

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 30th day of August, 2002.

Notary Public

JACKSON M. WELCH JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

My Commission Expires: 10-18-04

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Fleming Jones-Kantz
412 Arlington Place
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 142-16-B-30

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Libbi D. McCullough, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Mary Fleming Jones-Kantz, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Arlington Green, Phase I, a Planned Unit Development, as of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Libbi D. McCullough, unmarried, by Warranty Deed from Joshua Fogelson and wife, Shelley J. Fogelson, of record in Instrument No. 200006010054708, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7517, Page 283, Book 7517, Page 367, Book 8120, Page 402, as amended in Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 594 and Book 9492, Page 600, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11232, Page 427, Register's Office for Davidson County, Tennessee.

4. Subject to the lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

5. Subject to the rights of others in and to the common areas/elements.

This conveyance is subject all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 412 Arlington Place, Nashville, Tennessee 37221.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of August, 2002.

Libbi D. McCullough

**Libbi D. McCullough**

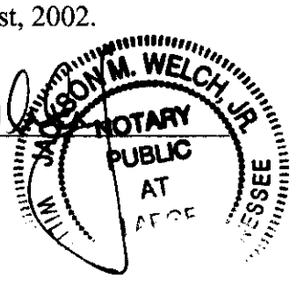
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Libbi D. McCullough, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2002.

Notary Public

My Commission Expires: 10-18-04




05876-MD