Return to:
Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

**This instrument prepared by:**
**Fayette County Title**
**621 S. Broadway**
**Portland, TN 37148**

ADDRESS NEW OWNER:
Rachel Jones
3016 Penn Meade Way
Nashville, TN 37214

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 12/17/02 13:21 2pgs
Fees:13.00 Taxes:353.35

20021217-0155473

**Parcel No: 053-13-0 B 135.00**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOANNE S. ARONIS, an unmarried person,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **RACHEL JONES, an unmarried woman,** the following described property to wit:

BEING Lot Number 173 of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, page 858, amending Plat Book 6900, Page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to **JOANNE S. ARONIS** by Cash Deed of record in **INSTRUMENT #20021004-0121381**, Register's Office for Davidson County, Tennessee.

Taxes for 2002 are to be paid by the Grantor named herein.

Said conveyance is made subject to plan of record in Plat Book 9700, page 858, restrictions of record in Book 6762, page 208; Book 7566, page 571; Book 10630,page 501 and Book 11532,page 610; subject to water and sewer easement of record in Book 7061,page 172 and Book 7061, page 196; subject to Master Deed of record in Book 7566, page 571 and Book 10630, page 504; subject to Home Owners Association of record in Book 8069,page 158, all of record in the Register's Office for Davidson County, Tennessee, and to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further

covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto has duly executed the foregoing on this the 22nd day of November, 2002.

Joanne S. Aronis
**JOANNE S. ARONIS**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JOANNE S. ARONIS,** named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 22nd day of November, 2002.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**NOTARY PUBLIC**

(SEAL)
My Commission Expires: 7/30/06.

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value, whichever is greater, for this transfer is $95,500.00.

Rachel Jones
**AFFIANT**

Subscribed and sworn to before me this the 22nd day of November, 2002.

**NOTARY PUBLIC**

(SEAL)
My Commission Expires:
7/30/06.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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