WARRANTY DEED

FILE BOX 19B
04-02-012-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Michael S. McKibben
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of February, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/27/04 16:05 2pgs
Fees:13.00 Taxes:414.40

20040227-0022627

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL W. McKIBBEN	WELLS FARGO HOME MORTGAGE, INC.	73-16-0-A
(NAME) 1402 Jackson Downs B	(NAME) P.O. Box 5708 (CPI 708)	115.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Springfield, OH 45501-5708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MINNA R. LEVESON ARONOFF MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. McKIBBEN, UNMARRIED**, hereinafter called the Grantee(s), 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 Unit No. 115, Cumberland Trace, a Planned Unit Development, of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association, all described in Book 6218, Page 528, said Register's Office.

BEING the same property conveyed to Minna R. Leveson N/K/A Minna R. Leveson Aronoff, by Deed from Cumberland Trace Partnership, a Tennessee general partnership (acting by and through its duly authorized partner), of record in Book 6297, Page 996, Register's Office for Davidson County, Tennessee. The said Minna R. Leveson Aronoff having since married, Gerald Aronoff

GERALD ARONOFF, spouse of the above named MINNA R. LEVESON ARONOFF, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Cumberland Trace, of record in Book 6218, Page 528, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 115 Cumberland Trace, Nashville, TN, 37214.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 25th day of February, 2004.

MINNA R. LEVESON ARONOFF

GERALD ARONOFF

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MINNA R. LEVESON ARONOFF AND HUSBAND GERALD ARONOFF**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, North Carolina, this 25th day of February, 2004.

My Commission Expires: ~~03/31/07~~

Notary Public

9/6/2004

NOTARY PUBLIC MECKLENBURG COUNTY, NC