This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 12/20/04 13:28 3pgs
Fees:18.00 Taxes:980.50
20041220-0151034

File No.: **2120-644852**

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of December, 2004, by and between **Andrew L. Jones and Michell Jones, husband and wife**, parties of the first part, and Rita M. Hernandez, Trustee, or her successor in trust, party of the second part, under the Hernandez Family Living Trust, dated September 15, 2003

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 34, THE PENINSULA, PHASE THREE, SECTION ONE Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew L. Jones, married by Warranty Deed from Frank Batson Homes, Inc., recorded the 24th day of May, 1999 in Deed Book 11491, Page 89 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **097-16-0-A 103.00 CO**

X Improved OR
Unimproved property located at: **5124 Bay Overlook Drive, Hermitage, Tennessee 37076**

Michell Jones joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **Michell Jones** may have in the above captioned property by virtue of **her** marriage to **Andrew L. Jones**, but the said **Michell Jones** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

644852

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Andrew L. Jones

Michell Jones

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Michell Jones to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and Notarial Seal this December 10th, 2004.

VICTORIA M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Notary Public

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Andrew L. Jones** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this December 10, 2004.

VICTORIA M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

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Owner's Name: RITA M. HERNANDEZ

and Address: **5124 Bay Overlook Drive**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
THE HERNANDEZ FAMILY TRUST
5124 BAY Overlook Drive
Hermitage, TN 37076

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 265,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Andrew S. Jones
Affiant

Subscribed and sworn to before me this 10th, December 2004.

Victoria M Parker
Notary Public

MY COMMISSION EXPIRES JULY 19, 2008

My Commission Expires: _____

VICTORIA M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY