Davidson County DEEDWARR
Recvd: 01/20/05 11:28 2 pgs
Fees:13.00 Taxes:332.63
20050120-0007397

This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

# WARRANTY DEED

**THIS INDENTURE** made and entered into this 18th day of January, 2005, by and between Grover Jones, a married man, party of the first part, and Penny Jones, an unmarried woman, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 206, on the Plan of Stage Three, Hermitage Meadows, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grover Jones, a married man, herein by Cash Deed dated May 3, 2004 filed for record May 20, 2004 at Instrument No. 20040520-0059398, in the Register's Office of Davidson County, Tennessee.

***The subject property is NOT the principal residence of the said Grover Jones.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 6250, Page 300, and Master Deed and By-Laws of record in Book 7792, Page 915, Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, and in Book 10996, Page 199, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

Grover Jones

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Grover Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

Property Owner & Address : Penny Jones
206 Thistle Lane
Nashville, TN 37076

Tax Parcel No.: 086-14-0-A-206.00

Property Address: 206 Thistle Lane
Nashville, TN 37076

**MAIL TAX BILLS TO:** Union Planters Bank, NA
7130 Goodlett Farms Parkway
Cordova, TN 38016

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $89,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06