Davidson County DEEDWARR
Recvd: 06/20/05 10:09 3 pgs
Fees:18.00 Taxes:358.90

20050620-0070099

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

File No.: **2120-862610**

Return To:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of June, 2005**, by and between **Stan Jerome Caffy**, parties of the first part, and **Joanne S. Aronis**, party of the second part,

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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 106, RIVER TRACE ESTATES, PHASE I, SECTION II, as shown on plat of record in Plat Book 6900, Page *158, 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 by Final Judgment of Divorce from Nettie Lorene Caffy to Stan Jerome Caffy as recorded on the 21st day of October, 2003, in Instrument No. 20031021-0155456 and Quit Claim Deed from United Cerbral Palsy of Middle Tennessee to Nettie Jernigan as recorded on the 20th day of October, 1989 in Book 7964, Page 903 , in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and 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.
2005

Parcel ID # **062-02-0-A 106.00 CO**

X Improved OR
Unimproved property located at: **2912 Steamboat Dr., Nashville, Tennessee** 37214 SC.

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.

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.

Stan Jerome Caffy

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stan Jerome Caffy** 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 **Fifteenth day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07

****

Owner's Name: **Joanne S. Aronis**

and Address: **2912 Steamboat Dr.**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Joanne S. Aronis
2912 Steamboat Drive
Nashville, TN 37214

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 $**97,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07