39-B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2004.

Notary Public ~~I. DYKE TATUM~~

MY COMMISSION EXPIRES: ~~May 29, 2005~~. 11-25-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
ESQUIRE TITLE & ESCROW, INC, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| GLENN CONNER | CTX Mortgage, | 128-14-115 |
| (NAME) | (NAME) | |
| 8047 REGENCY DRIVE | 201 94th Ave N | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | St. Petersburg FL 33702 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 09/10/04 08:30 2pgs
Fees:13.00 Taxes:634.55

20040910-0109408

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JONATHAN S. WATSON AND JENNIFER WATSON HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN CONNER AND WENDY CONNER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 LOT NO. 37 ON THE PLAN OF HARPETH PARK, SECTION THREE RE-SUBDIVISION OF LOTS 36 AND 37 OF RECORD IN BOOK 4350, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 37 FRONTS 66.0 FEET ON THE NORTHWESTERLY SIDE OF REGENCY DRIVE AND EXTENDS BACK 218.92 FEET ON THE NORTHEASTERLY LINE AND 210.25 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING A TOTAL OF 136.45 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN S. WATSON AND JENNIFER WATSON, HUSBAND AND WIFE BY DEED FROM LISE DESCHENES AND HUSBAND MICHAEL P. NICHOLL OF RECORD IN INSTRUMENT NO. 20020312-0030741 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 8047 REGENCY DRIVE, NASHVILLE, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 our hands this 30th day of August, 2004.

JONATHAN S. WATSON

Jonathan S Watson by Jennifer B Watson
BY: JENNIFER WATSON, ATTORNEY-IN-FACT

Jennifer Watson
JENNIFER WATSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNIFER WATSON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JENNIFER WATSON, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of JONATHAN S. WATSON as Attorney-In-Fact, as the free act and deed of the within named JONATHAN S. WATSON.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN