39-B

(1)

WARRANTY DEED

Davidson County DEEDWARR
Rcpvd: 05/24/05 12:25 2 pgs
Fees:13.00 Taxes:288.23

20050524-0058568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-30-05

KENNETH M. BALL NOTARY PUBLIC (ARRESTAL) AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucy Peeler	AmSouth Bank	150-2-388
(NAME)	(NAME)	
746 Lake Terrace Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Erika R. Watson, F.K. A. Erika R. Lovenstein and husband, Joseph H. Watson, Jr. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Peeler and wife, Lucy C. Peeler, 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:

Being Lot No. 43B of the Zone Lot Division of Lots 16, 17, 25 thru 33 and 37 thru 45 Harbor Gate, Section I revised of record in Plat Book 6250, page 638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Erika R. Lovenstein, by deed of record in Book 8607, Page 570, Register's Office for Davidson County, Tennessee. Erika R. Lovenstein now known as Erika Watson.

This conveyance is subject to any and all existing restrictions and easements of record.

Joseph H. Watson, Jr. joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 746 Lake Terrace Dr., Nashville, TN 37217

(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.

MAY. 11. 2005 9:53AM ADVANTAGE TITLE 615-777-2015 NO. 9174 P. 19

Witness my hand this 11th day of May, 2005.

Erika R. Watson

Erika R. Watson

Joseph H. Watson, Jr.

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 Erika R. Watson and Joseph H. Watson, Jr. 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2005.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Notary Public