LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Tom Knowles-Bagwell	Bank of America	142-11-0
7123 Birch Bark Drive	P.O. Box 45140	GROUP
Nashville, Tennessee 37221	Jacksonville, Florida 32232	PARCEL 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand Nine Hundred Dollars and Zero Cents ($239,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kevin P. Connor and wife, Rachel C. Connor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tom Knowles-Bagwell and wife, Elizabeth A. Knowles-Bagwell, 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. 9 on the Plan of Section 5, Valley West, of record in Book 4175, page 64, as corrected in Book 4485, page 36, Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin P. Connor and wife, Rachel C. Connor, by deed dated July 18, 2003, from William T. Norman and wife, Leslie E. Norman of record as Instrument No. 20030724-0103779 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

Davidson County DEEDWARR
Recvd: 10/03/06 13:32 2 pg
Fees:13.00 Taxes:887.63
20061003-0122513

This is:

unimproved ☐

improved ☒ property known as 7123 Birch Bark Drive, Nashville, Tennessee 37221

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 28th day of September 2006.

Kevin P. Connor

Rachel C. Connor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Kevin P. Connor and Rachel C. Connor, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

