RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9.30.09

(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan S. Connelly	Regions Bank	118-09-0-244.00
(NAME)	(NAME)	
1135 Clifton Ln.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/12/08 15:29 2 pgs
Fees:13.00 Taxes:999.00

20080512-0048999

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, **Lanham T. Preston, and spouse, Jeanne S. Preston aka Jeanne A. Preston**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan S. Connelly and husband, Nathan R. Connelly**, 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, BEIN G LOT NO. 2A ON THE PLAN OF ZONE LOT DIVISION OF LOT NOS. 2, 3, 4, 5, AND 7 ON THE PLAN OF GRANCLIFT SUBDIVISION OF RECORD IN BOOK 6200, PAGE 83 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2A FRONTS 31.49 FEET ON THE SOUTHERLY MARGIN OF CLIFTON LANE AND EXTENDS BACK 186.57 FEET ON THE WESTERLY LINE AND 187.09 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 32.90 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LANHAM T. PRESTON AND SPOUSE, JEANNE S. PRESTON BY DEED FROM SUSAN E. FERGUSON SLUSER, MARRIED, OF RECORD IN INSTRUMENT NO. 20020531 -0066040, DATED MAY 24, 2002, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6200, page 83 and revised in Book 6250, page 305; joint driveway agreement of record in Instrument No. 20020531-0066039; Party wall and shared elements agreement of record in Book 6938, page 573 ; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1135 Clifton Ln., Nashville, TN 37204

(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 7th day of May, 2008.

Lanham T. Preston

Jeanne A. Preston
(aka Jeanne S. Preston)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lanham T. Preston and Jeanne A. Preston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of May, 2008.

Notary Public

My Commission Expires:

