PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref: ST Title No: 43551

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Christine K. Dungan<br>3812 Valley Ridge Drive<br>Nashville, Tennessee 37013 | Countrywide Home Loans<br>Berry Hill Square<br>718 Thompson Lane, Suite 104<br>Nashville, Tennessee 37204-3612 |

**TAX MAP-PARCEL NUMBERS:** 133-11-140

Davidson County DEEDWARR
Recvd: 06/20/02 13:07 3pgs
Fees:18.00 Taxes:425.50
20020620-0074672

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$115,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn Backstrom, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christine K. Dungan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Valley View Meadows, Section Two of record in Book 3600, Page 60, Register's Office for said County.

Said Lot No. 160 fronts 82.02 feet on the broken southeasterly margin of Valley Ridge Drive and extends back 142.42 feet on the northeasterly line and 107.65 feet on the southwesterly line to a dead line in the rear, measuring 86.61 feet thereon.

Being the same property conveyed to Clifford E. Backstrom and wife, Evelyn Backstrom by deed from Jay Arnold Lykins and wife, Mary Lynn Lykins of record in Book 5291, Page 825, Register's Office for Davidson County, Tennessee. The said Clifford E. Backstrom has since died.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 60, said Register's Office, which Plan shows a 30 foot minimum building setback line from Valley Ridge Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s); Restrictions of record in Book 3770, Page 214, said Register's Office.

This instrument is executed on behalf of Evelyn Backstrom by Jane Elizabeth Kirchner as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 3812 Valley Ridge Drive, Nashville, Tennessee 37211**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 18th day of June, 2002 .

Evelyn Backstrom

**Evelyn Backstrom By: Jane Elizabeth Kirchner, Atty-In-Fact**

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 , **Jane Elizabeth Kirchner** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Evelyn Backstrom** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2020

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $115,000.00

Affiant

Sworn and subscribed before me this 18th day of June, 2020

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

# EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Evelyn Backstrom**

**TO: Christine K. Dungan**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jane Elizabeth Kirchner
**Jane Elizabeth Kirchner, Affiant**

Sworn to and subscribed before me this
18th day of June, 2020

_____
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004