7521

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Dana C. Backlund	SunTrust Mortgage, Inc.	104-6G-9
(NAME)	(NAME)	
109 Fairmont Place	201 4th Ave. No.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37219	
(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, Jeffrey B. McMillan and wife, Tamina D. Winn-McMillan and Marie E. McMillan, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana C. Backlund and Michael G. Backlund, 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 Unit No. 109 on the Plan of Fairmont Square I Condominiums as of record in Book 6250, Page 310, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey B. McMillan, married and Marie E. McMillan, an unmarried woman, by deed of record in Book 20020506-0055337, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jeffrey B. McMillan, Tamina D. Winn-McMillan and Marie E. McMillan by Jon Sheridon as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040421-0044966 and Instrument No. 20040421-0044967 in the Register's Office for Davidson County, Tennessee.

Tamina D. Winn-McMillan joins in this conveyance, with consent of the grantor spouse, for the purpose of waiving homestead and/or marital rights that maybe granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 109 Fairmont Place, Nashville, TN 37203

(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.

Davidson County DEEDWARR
Recvd: 04/21/04 08:57 2pgs
Fees:13.00 Taxes:747.40

20040421-0044968

Witness our hands this 15th day of April, 2004.

Marie E. McMillan by Jon Sheridon her attorney in fact
Marie E. McMillan

Jeffrey B. McMillan by Jon Sheridon his attorney in fact
Jeffrey B. McMillan

Tamina D. Winn-McMillan by Jon Sheridon her attorney in fact
Tamina D. Winn-McMillan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of April, 2004, before me personally appeared Jon Sheridon, the person who executed the foregoing instrument on behalf of Jeffrey B. McMillan, Tamina D. Winn-McMillan and Marie E. McMillan, and who acknowledged that he executed the same as the free act and deed of the said Jeffrey B. McMillan, Tamina D. Winn-McMillan and Marie E. McMillan, through Power of Attorney granted him by the said Jeffrey B. McMillan, Tamina D. Winn-McMillan and Marie E. McMillan.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2004.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006