THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33178-08-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Pam J Hauser Affiant Subscribed and sworn to before me this 26th day of August, 2016. Notary Public My Commission Expires: 8.20.2019 **RETURN TO** **Greenvue Title & Escrow, LLC** **2207 Crestmoor Road, Suite 101** **Nashville, Tennessee 37215**

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jon Backstrom, Maureen Gannon 271 Cherokee Station Road Nashville, TN 37209	**Send Tax Bills To:** New owners	**Tax Information:** Map and Parcel No.: 103 08 0 D 028 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luke T. Chatburn and wife, Jennifer A. Chatburn**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maureen A. Gannon and Jon R. Backstrom, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 271 Cherokee Station Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160075219 DEEDWARR
Recvd: 08/29/16 13:19 3 pgs
Fees:18.00 Taxes:2701.00
20160829-0090190

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of August, 2016.

Luke T. Chatburn, By George E. Mudter, Jr., his Attorney-in-fact

Jennifer A. Chatburn, By George E. Mudter, Jr., her Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Luke T. Chatburn and Jennifer A. Chatburn, and he is authorized by Luke T. Chatburn and Jennifer A. Chatburn to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of August, 2016.

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cherokee Crossing, as of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Luke T. Chatburn and wife, Jennifer A. Chatburn, by deed dated June 15, 2012, from Kevin R. O'Neill and wife, Leigh Ann Lauth, of record in Instrument No. 20120619-0053488, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 103 08 0 D 028 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Cherokee Crossing, of record in Instrument No. 20051215-0150402, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Cherokee Crossing Homeowners' Association, Inc., of record in Instrument No. 20100203-0008715, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 421, page 32, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20050118-0005960, Register's Office for Davidson County, Tennessee.