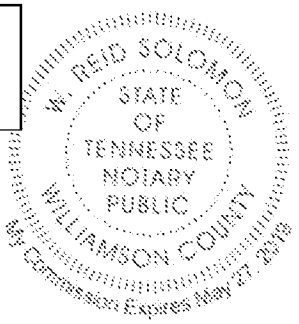
Davidson County DEEDWARR
Recvd: 03/21/17 15:02 3 pgs
Fees:18.00 Taxes:980.50
20170321-0027626

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-27-19

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lindsay Levine, Jonathan Levine, and Tracey Levine	NEW OWNER	071 15 0 512.00
(NAME)	(NAME)	
1303 Pennock Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benjamin Backus and Lindsay Backus, f/k/a Lindsay Weaver, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsay Levine, an unmarried woman, as to an undivided 1/2 interest, and Jonathan Levine and Tracey Levine, husband and wife, as to an undivided 1/2 interest, as tenants in common with right of survivorship**, 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 Lot No. 2 on the Plan of Final Plat Resubdivision of Lots 266 through 268, Inclusive Highland Land Company's Subdivision of record in Plat at Instrument No. 20060127-0010918, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ben Backus (also known as Benjamin Backus) and Lindsay Weaver, tenants in common with expressed rights of survivorship by Warranty Deed from Ashley Stocker and Janet Stocker, husband and wife dated October 29, 2012 and recorded November 5, 2012, as Instrument No. 20121105-0101821, in said Register's Office for Davidson County, Tennessee.

Benjamin Backus and Lindsay Backus, f/k/a Lindsay Weaver have since married and Linsday Weaver is now known as Lindsay Backus

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1303 Pennock Avenue, Nashville, TN 37207

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, has 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 the 20th day of March, 2017

Benjamin Backus

Benjamin Backus

Lindsay Backus f/k/a Lindsay Weaver
by Benjamin Backus as her attorney-in-fact

Lindsay Backus f/k/a Lindsay Weaver
by Benjamin Backus as her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Benjamin Backus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Comm. Expires March 6, 2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Benjamin Backus, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lindsay Backus, f/k/a Lindsay Weaver, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Lindsay Backus, f/k/a Lindsay Weaver, for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Comm. Expires March 6, 2018

File Number: FRN-171057SSO

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

