29982-8 Box 14

BILL GARRETT, Davidson County
Trans:T20170072798 DEEDWARR
Recvd: 08/22/17 14:02 2 pgs
Fees:13.00 Taxes:1942.50
20170822-0086189

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

George Miller III
Affiant

Subscribed and sworn to before me, this the 18 day of AUGUST, 2017.

Notary Public

My commission expires: 7-7-21
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George Miller III	**Farmington Mortgage, a division of Capstar Bank**	**103-12-0-062.00**
204 Cherokee Road	**2002 Richard Jones Rd., Ste 300A**	
Nashville, TN 37205	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JON R. BACKSTROM AND MAUREEN GANNON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEORGE MILLER, III, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE, HIS 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. 33 of Block "I" on the Plan of Cherokee Park, Third Section and of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 60 feet on the easterly side of Cherokee Road, and runs back 135.91 feet on the northerly line and 136.12 feet on the southerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to JON R. BACKSTROM AND MAUREEN GANNON, by deed from JEFFREY M. STERN, of record in Instrument No. 20010302-0019893, dated February 28, 2001, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 204 Cherokee Road, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 18th day of August, 2017.

JON R. BACKSTROM

MAUREEN GANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **JON R. BACKSTROM AND MAUREEN GANNON, HUSBAND AND WIFE,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th **day of August, 2017.**

Notary Public

My Commission Expires:
8-20-2019

