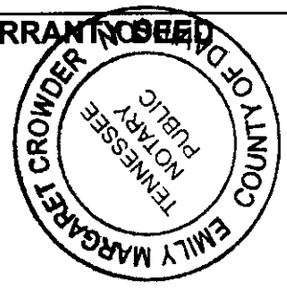
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 5-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Backes Margie-Jacobson Backes	NEW OWNER	17800002500
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 16473 **DEEDWARR** 10/23/2017 10:47:10 AM 2 pgs Fees: $13.00 Taxes: $727.33
9599 Highway 96 W		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171023-0108220

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Yvonne Elaine Decker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Walter Backes and Margie-Jacobson Backes,** 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:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the West side of Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:
Beginning at a point on the westerly margin of Highway No. 96, said point being 900.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; thence, leaving said westerly margin of Highway No. 96, in a southwesterly direction South 57° 59' West, 525.0 feet to a point in the easterly margin of Old Harding Pike; thence with said margin of Old Harding Pike in a northeasterly direction North 7° 34' East, 863.7 feet to a point in the westerly margin of Highway No. 96; thence with said margin of Highway No. 96, in a easterly direction South 84°28' East, 93.2 feet to a point; thence, continuing with said margin of Highway No. 96, in a southerly direction with a curve to the left, 369.3 feet to a point; said curve having a chord of South 21° 39' East, 368.9 feet; thence, continuing with said margin South 20° 22' East, 152.7 feet to a point, the beginning of a curve; thence, continuing with a said margin and said curve having a chord of South 30° 52' East, 96.4 feet, a length of 96.4 feet to the point of beginning.

Being the same property conveyed to Paul Anthony Decker and Yvonne Elaine Decker, husband and wife by Warranty Deed from Charles L. Polatsek and Melinda P. Polatsek, husband and wife, recorded on May 13, 2003, of record in Instrument No. 20030513-0064747, Register's Office for Davidson County, Tennessee.

The said Paul Anthony Decker, having since died, vesting interest to his sole surviving spouse.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 9599 Highway 96 W, Franklin, TN 37064

(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.

Witness my/our hands this 20th day of October, 2017.

Yvonne Elaine Decker

State of Tennessee
County of Williamson

Personally appeared before me Yvonne Elaine Decker, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2017.

Notary Public
My Commission Expires: 11/13/17

File No.: 12393