WARRANTY DEED

Bill Garrett Davidson County
Batch# 74701 **DEEDWARR**
03/29/2018 12:26:34 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180329-0029472

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELISSA GRAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.(S):
Annika Dell Backlund	Annika Dell Backlund	126-15.00-221CO
(NAME)	(NAME)	
8020 Boone Trace	8020 Boone Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180432

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, **I/we, Yosief Asghedom, an unmarried man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Annika Dell Backlund, single woman**, 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. 199, on the Plan of Section 3 Boone Trace at Biltmore, of record in Instrument No. 20000622-0062086, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yosief Asghedom by deed from Susanne Perram and husband, Gregory Perram, dated August 5, 2005, of record in Instrument No. 20050818-0098255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20000622-0062086, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Boone Trace at Biltmore and the By-Laws appended thereto, of record in Book 9342, page 312, as amended in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443 and Instrument No. 200001260008529, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 8020 Boone Trace, Nashville, TN 37221
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of March, 2018

Yosief Asghedom

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Yosief Asghedom, the within named 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, at office, this 28th of March, 2018.

Notary Public
My Commission Expires: 3/23/21

