Karen Y Johnson Davidson County
Batch# 152087 DEEDWARR
10/17/2018 12:40:17 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20181017-0102982

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018090020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $450,000.00

Sworn to and subscribed before me this 16th day of October, 2018.

Affiant

Notary Public

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 05/06/2019

Address of New Owner:
James M. Hinson, Jr., et al.
5157 Ravens Glen
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
128-13-0A-140.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael L. Backhoff, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James M. Hinson, Jr. and wife Teresa A. Hinson** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Cluster Lot Development of Winfield Park, Phase 1, Section 2, Revision 2 of record in Plat at Instrument No. 20000225-0018480 and Revised by Instrument No. 20010313-0024087, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael L. Backhoff by Warranty deed from Jaime M. Settles and wife, Sharon L. Settles of record in Instrument No. 20060815-0100487 Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on August 15, 2006.

The subject property is not now nor ever has been the principal residence of the grantors spouse.

This is improved property known as **5157 Ravens Glen, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 16th day of October, 2018.

Michael L. Backhoff

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael L. Backhoff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2018.

Notary Public

