Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013593

Karen Johnson Davidson County
Batch# 417541 DEEDWARR
06/17/2020 01:21:12 PM 2 pgs
Fees: $13.00 Taxes: $599.40

20200617-0063234

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jukka Backlund 3108 Stoney Brook Circle Antioch, TN 37013	Same address as new owner	150-07-0-075.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Two Thousand and 00/100 Dollars ($162,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARBARA M. WOODKE AND HUSBAND, MICHAEL H. WOODKE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JUKKA BACKLUND,** single man hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 7th District, being Lot No. 76 on the Map of Towne Village of the Country, as of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara M. Woodke and husband, Michael H. Woodke, from Louise D. Mosley and husband, Dan C. Mosley, by Warranty Deed dated October 7, 1988, and recorded October 10, 1988 in Book 7674, page 122, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3108 Stoney Brook Circle, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of June, 2020.

MICHAEL H. WOODKE

BARBARA M. WOODKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael H. Woodke and wife, Barbara M. Woodke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of June, 2020.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021