STATE OF Tennessee
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2012.

Notary Public
MY COMMISSION EXPIRES: 6/15/14
File No. G12-4146D

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120034512 DEEDWARR
Recvd: 05/10/12 09:44 2 pgs
Fees:13.00 Taxes:991.60
20120510-0040438

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Haggard and Stacy Haggard, husband and wife (NAME)	U.S. Bank Home Mortgage (NAME)	18-15-6
528 Moncrief Avenue (STREET ADDRESS)	P.O. Box 20005 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert Todd Shelton and Tanya Jean Shelton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Haggard and Stacy Haggard, husband and wife**, 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. 75 on the plan of SECOND REVISION OF THE MONCREIF SUBDIVISION, according to a survey made on March 5, 1953, by Stephen A. Draper, Surveyor, described as follows:

Said Lot No. 75 fronts 183.1 feet on the west side of Moncrief Avenue and runs back North 61°46' West 966 feet on the south line, and runs back North 60°48' West 438 feet; thence North 69° West 269 feet to an old stump; thence North 61°45' West 268 feet, and shows 166.3 feet on the rear line.

BEING the same property conveyed to Robert Todd Shelton and Tanya Jean Shelton, husband and wife from Joseph Howe and Pamela Howe, husband and wife, by Deed dated October 29, 2010, as Instrument No. 20101104-0088596, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 528 Moncrief Avenue, Goodlettsville, TN 37072.

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. Whenever 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 30th day of April, 2012.

Robert Todd Shelton — April 30, 2012 Date

Tanya Jean Shelton — April 30, 2012 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Todd Shelton and Tanya Jean Shelton, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2012.

My Commission Expires:_____

Notary Public

S. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES: 9-22-14

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return To:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520