Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davison
The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

File Number: 1704168

BILL GARRETT, Davidson County
Trans:T20170037872 DEEDWARR
Recvd: 05/04/17 10:34 2 pgs
Fees:13.00 Taxes:673.40
20170504-0044207

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Subscribed and sworn to before me, this 1st day of May, 2017.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Robert A Haddard and Ashley Haddard	new owner	182-6-A-094.00
7180 Legacy Drive		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daniel James Newsom and Elizabeth Marie Franklin, now known as Elizabeth Marie Newsom, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert A. Haddard and Ashley Haddard, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davison County, State of TN, described as follows: to-wit:

Being Lot No. 94, on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel James Newsom, an unmarried man, and Elizabeth Marie Franklin, an unmarried woman, by Warranty Deed from Angela D. Cain, an unmarried woman, by Warranty Deed from Angela D. Cain, an unmarried person, dated October 15, 2007, of record in Instrument No. 20071017-0122986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 7180 Legacy Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of May, 2017.

Daniel James Newsom

Elizabeth Marie Newsom

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel James Newsom and Elizabeth Marie Newsom with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 1st day of May, 2017.

Notary Public at Large
My Commission Expires: ~~10/24/17~~ 12/10/18

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford