WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068027 DEEDWARR
Recvd: 08/07/17 13:46 2 pgs
Fees:13.00 Taxes:841.75
20170807-0080609

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER SHOWALTER COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 27, 2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Garrett, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Haggard	Mortgage Research Center, LLC dba Veterans United Home Loans	053 03 0 067.00
(NAME)	(NAME)	
1207 Birdsall Street	3212 A Lemone Industrial Blvd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Columbia, MO 65201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rhonda M. Emanuelson and Dwane A, Emanuelson, wife and husband, as joint tenants with right of survivorship and not as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amanda Haggard, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 39, on the plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rhonda M. Emanuelson and Dwane A. Emanuelson, wife and husband, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Rhonda M. Emanuelson and husband, Dwane A. Emanuelson, who acquired title incorrectly as wife, dated 05/14/2007, recorded 05/21/2007, of record in Instrument No. 20070521-0060659; and being the same property conveyed to Rhonda M. Emanuelson and wife, Dwane A. Emanuelson by Warranty Deed from James R. Brown, dated 05/07/1993, recorded 05/13/1993, of record in Book 8947, Page 295, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for the year 2007 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee; All matters shown on the boundary plats of record in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1207 Birdsall Street, Old Hickory, TN 37138

(House Number) (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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 our hands this 31st day of July, 2017.

Rhonda M. Emanuelson

Dwane A, Emanuelson

State of Tennessee
County of Wilson

Personally appeared before me Rhonda M. Emanuelson and Dwane A, Emanuelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON