THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 47295 DEEDWARR
01/11/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,208.05
20180111-0003998

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Susan L. Mennenga 528 Moncrief Ave. Goodlettsville, TN 37072	New Owner	018-15-0-006.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHRISTOPHER HAGGARD AND STACY HAGGARD, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SUSAN L. MENNENGA, SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property 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 Moncrief 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 degrees 46' West 966 feet on the south line, and runs back North 60 degrees 48' West 438 feet; thence North 69 degrees West 269 feet to an old stump; thence North 61 degrees 45' West 268 feet, and shows 166.3 feet on the rear line.

Being the same property conveyed to Christopher Haggard and Stacy Haggard, husband and wife, by Warranty Deed from Robert Todd Shelton and Tanya Jean Shelton, husband and wife, of record on May 10, 2012 at Instrument No. 20120510-0040438, Davidson County Register of Deeds.

This property is commonly known as **528 Moncrief Ave., Goodlettsville, TN 37072**.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 10 day of **January, 2018**:

Christopher Haggard

Stacy Haggard

STATE OF TENNESSEE

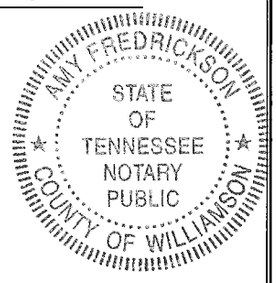
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTOPHER HAGGARD AND STACY HAGGARD**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of January, 2018:

Notary Public

My Commission Expires: 7-16-18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

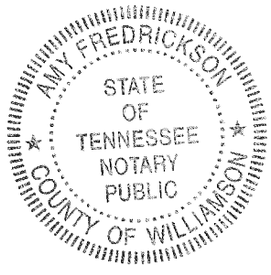
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $326,500.00.

Affiant
REDFIN REALTY

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 DAY OF JANUARY, 2018:

Notary Public

My Commission Expires: 7-16-18



TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal