Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0155

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of July, 2019

Notary Public

Commission Expires: ____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 259802 DEEDWARR
07/22/2019 09:04:27 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20190722-0071339

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Mennen and Dana Mennen 1437 Wexford Downs Lane Nashville, TN 37211	Gold Star Mtg. 100 Phoenix Dr., Ste. 300 Ann Arbor, MI 48108	172-14-0B-101.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Roger Dean Freeberg and Nancy M. Freeberg, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David K. Mennen and Dana L. Mennen, husband and wife, and Mark A. Mennen, a married man, as joint tenants

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. 101 on the Plan of Minor Revision Winfield Park Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128 and 132-133, of record in Plat at Instrument No. 20010313-0024106, and revised Plat at Instrument No. 20080122-0006550, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roger D. Freeberg and wife, Nancy M. Freeberg by Warranty deed from Troy L. Drulman and wife, Heather Drulman, f/k/a Heather Crowe of record in Instrument No. 20060801-0093616 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 01, 2006. (Value of consideration shown in aforementioned deed $362,500.00.) Being also known as 1437 Wexford Downs Lane Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1437 Wexford Downs Lane, Nashville, TN 37211

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of July, 2019.

Roger Dean Freeberg

Nancy M. Freeberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger Dean Freeberg and Nancy M. Freeberg** 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 official seal at Brentwood, Tennessee this 17th day of July, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

