Karen Johnson Davidson County
Batch# 333938 DEEDWARR
12/23/2019 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20191223-0132381

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joshua G. Bronnenberg
Katie E. Yenna
1207 Birdsall Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Ln S-200
Knoxville, TN 37923

MAP/PARCEL 053-03-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Haggard and Grant Forman, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Joshua G. Bronnenberg and Katie E. Yenna, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located 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, in 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 Amanda Haggard, a single woman by Warranty deed from Rhonda M. Emanuelson and Dwane A. Emanuelson, wife and husband, as joint tenants with right of survivorship and not as tenants in common of record in Instrument No. 20170807-0080609 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 07, 2017

Grant Forman, the spouse of Amanda Haggard, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Amanda Haggard.

This is improved property known as: **1207 Birdsall Street, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 20th day of December, 2019.

WITNESS MY HAND on this the 20th day of December, 2019

Amanda Haggard

Grant Forman

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amanda Haggard and Grant Forman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of December, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $278,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of December, 2019.

NOTARY PUBLIC

My Commission Expires:

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2021

File No: 190694

True Copy Certification

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

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.