THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160110396 DEEDWARR
Recvd: 12/15/16 14:06 2 pgs
Fees:13.00 Taxes:906.50
20161215-0131717

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan David Hartwig 5803 Maxon Ave. Nashville, TN 37209	New Owner	091-10-0-421.00

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, **JUSTIN C. LAFFERTY AND JENNIFER L. LAFFERTY**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JONATHAN DAVID HARTWIG, an unmarried man**, hereinafter called the Grantee, his 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. 2 on the Plan of Evans Re-Subdivision of Lot "C" Block 13, B.F. Cockrill Farm of record in Plat Book 4660, Page 108, amended by Surveyor's Certificate of Correction in Book 4817, Page 137, 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 Justin C. Lafferty and Jennifer L. Lafferty, husband and wife, by Warranty Deed, from Scott Andrew Lindquist, married and William J. Lindquist, married, of record on 05/12/2015, at Instrument No. 20150512-0043367, Davidson County Register of Deeds.

This is improved property known as **5803 Maxon Ave., Nashville, Tennessee 37209** .

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 **14th** day of **December**, **2016**:

Justin C. Lafferty **Jennifer L. Lafferty**

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 **JUSTIN C. LAFFERTY AND JENNIFER L. LAFFERTY**, 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 14th day of December, 2016.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $245,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2016:

Notary Public

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206