RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178905

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049714 DEEDWARR
Recvd: 06/12/17 09:22 2 pgs
Fees:13.00 Taxes:717.80
20170612-0058411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BRYTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colton L. Keig 4991 Barella Drive Antioch, TN 37013	NEW OWNER	148 15 0 070.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand and 00/100 Dollars ($194,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BEAU DANIELSON, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COLTON L. KEIG, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 20, Section 1, Haywood Hills, as shown on plat of record in Plat Book 4460, page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Beau Danielson, an unmarried man, by Warranty Deed from Kimmy Evjen, dated 6/7/2016, recorded 7/8/2016, of record in Instrument #20160708-0070148, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Kimmy Evjen, unmarried, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development dated 11/26/2008, of record in Instrument #20081126-0115985, said Register's Office.

The address of the herein described property is believed to be 4991 Barella Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of May, 2017.

Beau Danielson by Sean Patterson, Attorney in fact

BEAU DANIELSON BY SEAN PATTERSON, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sean Patterson, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Beau Danielson and acknowledged that he executed the same as the free act and deed of the said Beau Danielson.

WITNESS my hand and seal, this the 30th day of May, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19