THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Karen Johnson Davidson County
Batch# 204513 DEEDWARR
03/11/2019 03:30:26 PM 2 pgs
Fees: $13.00 Taxes: $806.60

20190311-0022147

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jonathan Worthy 4991 Barella Drive Nashville, TN 37013	GARDNER FINANCIAL SERVICES 3503 PAESANOS PKWY SAN ANTONIO, TX 78231	148-15-0-070.00

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, **Colton L. Keig, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Worthy,an unmarried man** hereinafter called the Grantee, and the Grantee's heirs, successors, 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 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, of record on July 8, 2016, at Instrument No. 20160708-0070148, Davidson County Register of Deeds. Further being the same property conveyed to Colton L. Keig, an unmarried man, by Warranty Deed from Beau Danielson, an unmarried man, of record June 12, 2017, at Instrument No. 20170612-0058411, Davidson County Register of Deeds.

This is property commonly known as 4991 Barella Drive Nashville, TN 37013.

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 8TH **day of March, 2019:**

Colton L. Keig

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 **Colton L. Keig and ,** the bargainors, 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, this 8 day of March, 2019:

Notary Public

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

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$218,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 8TH DAY OF March, 2019.

Carmen Coats

Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022