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# 297598 DEEDWARR
10/08/2019 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,004.55
20191008-0102968

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jay M. Keiser and Sarah Jones 5017 Mc Lendon Drive Nashville, TN 37013	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	162-03-0-081

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Haskins and Rebecca Haskins, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jay M. Keiser and Sarah Jones, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee. described as follows: to-wit: Being Lot No.7 on the Plan of Colewood Hills Subdivision, Section 1, or record in Book 4300, Page 130 of the Register's Office of Davidson County, Tennessee, to which plat reference ill hereby made for a more particular description.

Being the same property conveyed to Douglass F. Morgan, a single person, by Warranty Deed from Tommy N. Holt and wife, Marilyn H. Holt, of record on February 13, 1990, at Book 8037 Page 900, Davidson County Register of Deeds. Further being the same property conveyed Michael Haskins and Rebecca Haskins, husband and wife, by Warranty Deed from Douglass F. Morgan, unmarried, of record on February 15, 2019, at Instrument No. 20190215-0014101, Davidson County Register of Deeds.

This property is commonly known as 5017 Mc Lendon 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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its 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 30 **day of September, 2019:**

Michael Haskins

Rebecca Haskins

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 **Michael Haskins** and **Rebecca Haskins,** 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 30 day of September, 2019:

Notary Public

My Commission Expires: 5/31/22

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$271,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1st DAY OF ~~September~~ OCTOBER, 2019:

Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05.02.2022