BILL GARRETT, Davidson County
Trans:T20120014157 DEEDWARR
Recvd: 02/27/12 14:54 3 pgs
Fees:18.00 Taxes:1128.50
20120227-0016866

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
661217 050810
Natalie Riesberg

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) David Neiger	(NAME) SAME	171-08-0A-057.00
(STREET ADDRESS OR ROUTE NUMBER) 905 South Lane Court	(STREET ADDRESS) SAME	
(CITY) (STATE) (ZIP) Brentwood, TN 92108	(CITY) (STATE) (ZIP) SAME	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kiyotoshi Murata and Eriko Murata, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said David Neiger and wife Carol Neiger the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20060808-0097405 in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this the 15 day of February, 2012

Notary Public

My commission expires: 8/23/2011 (Affix Seal)

JOAN M. WEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 905 South Lane Court, Brentwood, TN 37027
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 24th day of January, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kiyotoshi Murata

Eriko Murata

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Joan M. West, a Notary Public in and for said County and State, Kiyotoshi Murata, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2011.

Joan M. West
Notary Public
My Commission Expires: 8/23/2011

(This area for official notarial seal)

JOAN M. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Joan M. West, a Notary Public in and for said County and State, Eriko Murata, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2011.

Joan M. West
Notary Public
My Commission Expires: 8/23/2011

(This area for official notarial seal)

JOAN M. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A"

LAND in Davidson County, TN, BEING Lot No. 57, on the Plan of Cottonport Plantation, Phase III, of record in Plat Book 6900, page 951, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.