BILL GARRETT, Davidson County
Trans:T20120060291 DEEDWARR
Recvd: 08/14/12 09:38 2 pgs
Fees:13.00 Taxes:921.30

20120814-0072471

WARRANTY DEED

G-ZR-12-368

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary E. Steier	new owner (NAME)	
3368 Hillsboro Pike (ADDRESS)	(ADDRESS)	117-7-H-3.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN JAMES MILLER AND ELIZABETH BERNARD MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY E. STEIER AND MARTHA L. STEIER, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING UNIT NO. 3368 ON THE PLAN OF RODERICK SQUARE, OF RECORD IN BOOK 6250, PAGE 928, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF RODERICK SQUARE, HORIZONTAL PROPERTY REGIME ESTABLISHED BY A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 6867, PAGE 385, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BENJAMIN JAMES MILLER, ALSO KNOWN AS BENJAMIN J. MILLER, A MARRIED MAN, AND JOINED BY HIS SPOUSE ELIZABETH BERNARD MILLER TO BENJAMIN JAMES MILLER AND ELIZABETH BERNARD MILLER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON AS RECORDED ON THE 9TH DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090209-0011285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 328; MASTER DEED OF RECORD IN BOOK 6867, PAGE 385; STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK 6601, PAGE 519 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3368 Hillsboro Pike, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this 9th day of August, 2012.

Benjamin James Miller

Elizabeth Bernard Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin James Miller and Elizabeth Bernard Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903