BILL GARRETT, Davidson County
Trans:T20120063125 DEEDWARR
Recvd: 08/23/12 11:13 2 pgs
Fees:13.00 Taxes:983.37

20120823-0075883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 265,777.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2012.

Notary Public

My commission expires:

DAVID R.A. ROEGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ZACHARY STEIGER	RELIANCE FIRST CAPITAL, LLC	12809001100
7631 INDIAN SPRINGS DRI	270 SOUTH SERVICE ROAD, SUITE 25	
NASHVILLE, TN 37221	MELVILLE, NY 11747	
		FILE ST2012-1002

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JOHNSTON J SHIMER and TERESA KHO SHIMER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACH STEIGER AND BRITTANY STEIGER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of B. V. 1776 Estates of record in Plat Book 5050, page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO JOHNSTON J SHIMER AND TERESA KHO SHIMER, HUSBAND AND WIFE, BY WARRANTY DEED FROM ROBERT H MCMAHON, II AND WIFE, BEVERLY A MCMAHON DATED 04/06/11 AND RECORDED ON 04/21/11 IN INSTRUMENT NO. 20110421-0030696, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ROBERT H MCMAHON, II AND WIFE, BEVERLY A MCMAHON BY WARRANTY DEED FROM W WAYNE GARRISON AND WIFE, KAREN A GARRISON DATED 05/16/79 AND RECORDED ON 05/18/79 IN BOOK 5437, PAGE 643, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 5050, Page 76, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 7631 INDIAN SPRINGS DRI, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 22nd day of August, 2012.

X _____
JOHNSTON J. SHIMER

X _____
TERESA KHO SHIMER

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHNSTON J. SHIMER and TERESA KHO SHIMER, the within named Grantors, 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, at office, this 22nd day of August, 2012.

_____
Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013