BILL GARRETT, Davidson County
Trans:T20120085559 DEEDWARR
Recvd: 11/08/12 13:37 2 pgs
Fees:13.00 Taxes:1509.60

20121108-0103328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2012.

NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Nathan Mauer and Henry W. Mauer<br>3511 General Hood Trail<br>Nashville, TN 37204 | Reliance First Capital, LLC<br>270 South Service Road<br>Suite 25<br>Melville, NY 11747 | 118-14-0-004 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**MARK A. MUTH, a single person**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**NATHAN MAUER AND HENRY W. MAUER**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Woodmont Boulevard Section of Marengo Park, of record as Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK A. MUTH, by deed from MICHAEL L. TODD, of record as Instrument No. 20101101-0087238, dated October 27, 2010, said Register's Office.

This improved property is known as 3511 General Hood Trail, Nashville, TN 37204.

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. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of November, 2012.

Mark A. Muth

State of ~~Tennessee~~ ) OHIO
County of ~~Davidson~~ ) FRANKLIN

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark A. Muth, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of October, 2012

Notary Public

My commission expires: 7-1-2014

ANGELA M. HARDY
Notary Public, State of Ohio
My Commission Expires July 1, 2014