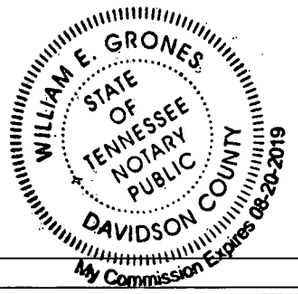
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $328,000.00.

Affiant

Subscribed and sworn to me on September 13th, 2016.

NOTARY PUBLIC
My Commission Expires: 8/20/2019

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ferrol A. Thomas 7631 Indian Springs Drive Nashville, TN 37221	new owner	128-09-0-011.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Zach Steiger and Brittany Steiger, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ferrol A. Thomas, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> 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 Zach Steiger and Brittany Steiger, husband and wife by Warranty Deed from Johnston J. Shimer and Teresa Kho Shimer, husband and wife, dated August 22, 2012 and recorded on August 23, 2012 of record in Instrument No. 20120823-0075883, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 7631 Indian Springs Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on September 13th, 2016.

BILL GARRETT, Davidson County
Trans:T20160080861 DEEDWARR
Recvd: 09/15/16 10:59 2 pgs
Fees:13.00 Taxes:1213.60
20160915-0097024

Zach Steiger

Brittany Steiger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 13th, 2016, before me personally appeared Zach Steiger and Brittany Steiger to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 13th, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

