Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13339-AP

Karen Johnson Davidson County
Batch# 709022 DEEDWARR
09/02/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20210902-0118306

STATE OF ~~TENNESSEE~~ California
COUNTY OF Orange

The actual consideration or value, whichever is greater, for this transfer is $492,000.00.

Affiant

Subscribed and sworn to before me, this the 30th ~~27th~~ day of August, 2021.

Notary Public
My Commission Expires: 4/7/22

LAUREEN GUEVARA
COMM. #2224934
Notary Public - California
Los Angeles County
My Comm. Expires Jan. 7, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Steiger Jessica Steiger 7233 Explorer Trail Nashville, TN 37221	First Internet Bank 11201 USA Parkway Fishers, IN 46037	126-15-A-281.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian Price and wife, Jessica Price**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Steiger and Jessica Steiger, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 81, Section Seven, Boone Trace at Biltmore according to survey and plat of same appearing of record in Instrument No. 20011003-0107279, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian Price and wife, Jessica Price by Warranty Deed from Metropolitan Development and Housing Agency, dated February 28, 2012, recorded March 1, 2012, of record in Instrument No. 20120301-0017802, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7233 Explorer Trail, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2021.

GRANTOR:

Brian Price by Lynn Price as attorney-in-fact

Brian Price by Lynn Price as Attorney-in-Fact

Jessica Price by Lynn Price as attorney-in-fact

Jessica Price by Lynn Price as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lynn Price the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Brian Price ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this **30**th day of August, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF WILLIAM**SON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lynn Price the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jessica Price ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this **30**th day of August, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2021.

Affiant Signature

8/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August 2021.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

