THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3916
Parcel ID: 126-15-0A-281-00

Property Address:
7233 Explorer Trail, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 928075 **DEEDWARR**
10/11/2022 02:38:40 PM 2 pgs
Fees: $13.00 Taxes: $2,097.90

20221011-0111560

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
CapStar Bank
2002 Richard Jones Rd, Ste 300A
Nashville, TN 37215

Address of New Owner:
James & Leeann Cain
7233 Explorer Trail
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **AARON STEIGER and JESSICA STEIGER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JAMES BENNETT CAIN and LEEANN FLINN CAIN, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, 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 AARON STEIGER and JESSICA STEIGER, husband and wife by Deed dated August 30, 2021 from BRIAN PRICE and wife, JESSICA PRICE, recorded September 2, 2021, in Instrument Number 20210902-0118306, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 7233 Explorer Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 470 and Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee.

3. Utility easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 8992, page 62, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 7 day of October, 2022.

AARON STEIGER

JESSICA STEIGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named AARON STEIGER and JESSICA STEIGER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7 day of October, 2022.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $567,000.00.

Margaret Smith
Affiant

SWORN TO and subscribed before me on this 7 day of October, 2022.

D. Denise Woods
Notary Public

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024