3

BOOK 10055 PG 635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 2/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY EDWARD SEDDON, ATTORNEY AT LAW BHFMS-96-0038

111 W. College Street, Murfreesboro, TN 37130 | 3 Maryland Farms Suite 160, Brentwood, TN 37027
315 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Valley Boulevard, Nashville, TN 37217 | 1855-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Lammert (NAME)	Washtenaw Mortgage Co. (NAME)	MAP 43-12
214-216 Rio Vista (ADDRESS)	315 E. Eisenhower Pkwy., Ste. 12 (ADDRESS)	PARCEL 11
Madison, TN 37115 (CITY) (STATE) (ZIP)	Ann Arbor, MI 48108-3330 (CITY) (STATE) (ZIP)	11D-52290

FOR AND 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 ACKNOWLEDGED, WE, Larry Grimaldi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Lammert and wife, Scherie Lammert

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:

Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

Being part of the same property conveyed to Larry J. Grimaldi by Deed from from Caryn J. Grimaldi, of record in Book 9915, Page 634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to a Joint Driveway Agreement of record in Book 5600, Page 939, Register's Office of said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 214-216 Rio Vista, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 16th day of May 19 96

Larry Grimaldi

Larry Grimaldi

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, PAULA S. WEISBERG, a Notary Public in and for said County and State, the within named Larry Grimaldi

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hemet, California this 16th day of May 19 96.

Commission expires _____

Notary Public

Paula S. Weisberg

OFFICIAL SEAL
PAULA S. WEISBERG
COMM. #1093882
Notary Public - California
RIVERSIDE COUNTY
My Commission Expires
APRIL 22, 2000

BOOK 10055 PG 636

96 MAY 21 AM 9:11
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
01883533

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

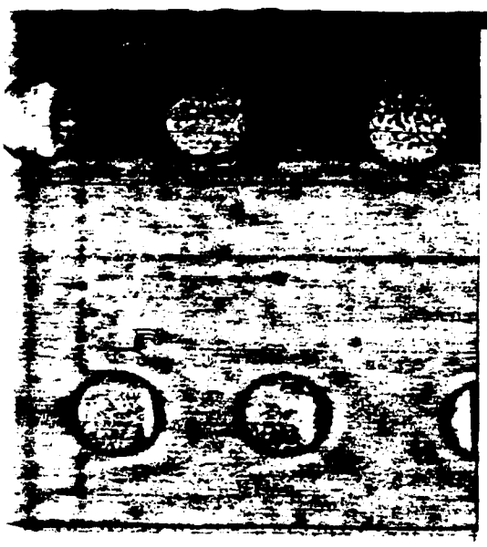
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

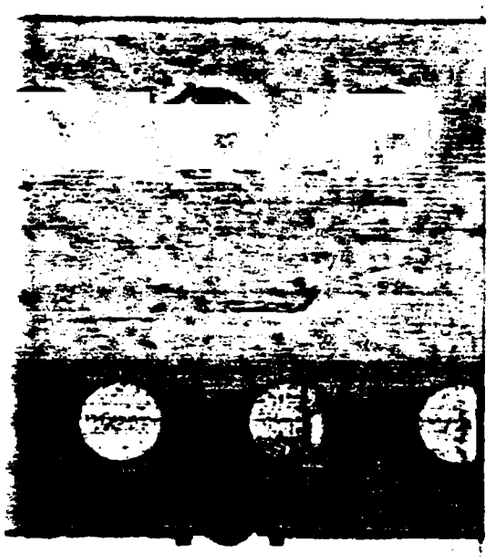
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

3582 05/21 0101 03CHECK 25.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10055 PG 637

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	67500.00
CON TX	249.75
PRFEE	1.00
DEED	8.00
TOTAL	258.75
CHECK	258.75

05/21/96 01 09:15 0001 3582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183533
IDENTIF. ↑ REFERENCE

96 MAY 21 AM 9:11
REGISTER
DAVIDSON COUNTY, TN.

No. 1041524