Davidson County DEEDWARR
Recvd: 03/15/04 11:06 2pgs
Fees:13.00 Taxes:843.60

20040315-0029211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Matthew K. Reimer	Wells Fargo Home Mortgage, Inc.	105-10
745 Roycroft Place	7485 New Horizon Way	GROUP
Nashville, Tennessee 37203	Frederick, MD 21703	PARCEL 231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***Two Hundred Twenty Eight Thousand Dollars and Zero cents ($228,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Barbara Fay Rottero and Jean Lambert DeCamp, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Matthew K. Reimer and wife, Elizabeth A. Reimer, 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. 25 on the Map of C.S. Caldwell's Roycroft Addition of record in Book 332, page 37, Register's Office for Davidson County, Tennessee.

SAID Lot No. 25 fronts 50.0 feet on the south side of Roycroft Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Carl Francis Lambert by deed from Mary Pauline Clifton, et al, of record in Book 10798, page 175, and by deed from Pauline Clifton, et al, of record in Book 11087, page 749, Register's Office for Davidson County, Tennessee; the said Carl Francis Lambert having since died testate and by his Will of record as Will Book 3462/637751, File No. 02-P-344, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Barbara Fay Rottero and Jean Lambert DeCamp.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 745 Roycroft Place, Nashville, TN 37203

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 our hands this 11th day of March, 2004.

Barbara Fay Rottero

Jean Lambert DeCamp

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Fay Rottero and Jean Lambert DeCamp, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of March, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee