08

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Affiant Subscribed and sworn to before me, this 21st day of April, 2005. Notary Public My commission expires: 9/20/08

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/27/05 13:10 2 pgs
Fees:13.00 Taxes:647.50
20050427-0046934

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew W. Bottcher **Rebecca G. Bottcher**	**Wells Fargo Bank, N.A.**	**135/16-0-A/112**
905 Flintlock Place	**2701 Wells Fargo Way**	
Nashville, TN 37217	**Minneapolis, MN 55467**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Carol L. Chambers, and spouse Charles E. Chambers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew W. Bottcher and wife, Rebecca G. Bottcher

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village of record in Plat Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol L. Chambers and spouse, Charles E. Chambers, by Warranty Deed, from Ivo Albert Robbrecht, of record in Instrument # 20031112-0165299, Dated October 31, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, pages 186-189, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4827, page 14, Book 5465, page 561, Book 5588, page 429, Book 7751, page 907 and Book 5425, page 297, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 4828, page 834 and Book 5576, page 419, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 905 Flintlock Place, Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 21st day of April, 2005.

Carol L. Chambers

Charles E. Chambers

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carol L. Chambers, and spouse, and Charles E. Chambers, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2005.



Notary Public

My Commission Expires

File #: **05220-JM**
RECORD & RETURN TO:
Realty Title & Escrow
5111 Maryland Way Ste 101
Brentwood, TN 37027