THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

R-STM-11-745

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Graves	SunTrust Mortgage, Inc.	
745 Roycroft Place (ADDRESS)	401 Commerce Street, Suite 6100 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	105-10-231.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW K. REIMER AND WIFE, ELIZABETH A. REIMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN A. GRAVES AND WIFE, AMY J. GRAVES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 25, PLAN OF S.C. CALDWELL'S ROYCROFT ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 37, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY..

BEING THE SAME PROPERTY CONVEYED TO MATTHEW K. REIMER AND WIFE, ELIZABETH A. REIMER BY WARRANTY DEED FROM BARBARA FAY ROTTERO AND JEAN LAMBERT DECAMP, RECORDED ON THE 15TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040315-0029211, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 37; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 745 Roycroft Place, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110040762 DEEDWARR
Recvd: 07/07/11 12:57 2 pgs
Fees:13.00 Taxes:1628.00
20110707-0052050

Witness my/our hand(s) this 5th day of July, 2011.

Matthew K. Reimer

Elizabeth A. Reimer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew K. Reimer and Elizabeth A. Reimer, the within named bargainor, 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 and official seal, this the 5th day of July, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903