RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30654
(Davidson County File Box 9-B)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Johannas Dekker
1020 Mitchell Rd.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Bank, NA
2701 Wells Fargo Way
Minneapolis, MN 55467

BILL GARRETT, Davidson County
Trans:T20120049868 DEEDWARR
Recvd: 07/06/12 10:27 3 pgs
Fees:18.00 Taxes:647.13
20120706-0059514

MAP 08308007000

PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew V. Baldwin and wife, Angelia R. Baldwin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Monica C. Dekker and husband Johannas T. Dekker** 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. 118 of Rosewood Heights Subdivision, Section III, of record in Plat Book 2133, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said Lot No. 118 fronts 83 feet on the southwesterly margin of Mitchell Road and extends back 185.3 feet on the westerly line and 187 feet on the southeasterly line to a dead line in the rear, measuring 42.5 feet thereon.

Being the same property conveyed to Matthew V. Baldwin and wife, Angelia R. Baldwin by deed from United Guaranty Residential Insurance Company of record in Instr. 20020614-0072385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **1020 Mitchell Rd., Nashville, Tennessee 37206.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **3rd** day of **July, 2012.**

X Matthew V. Baldwin
By Ben A. Allen, Attorney in Fact.

Matthew V. Baldwin, by Ben A. Allen, Attorney in Fact

X Angelia R. Baldwin
By Ben A. Allen, Attorney in Fact.

Angelia R. Baldwin, by Ben A. Allen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ben A. Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Matthew V. Baldwin and wife, Angelia R. Baldwin**, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **Matthew V. Baldwin and wife, Angelia R. Baldwin** as their free act and deed.

WITNESS my hand and official seal this 3rd day of July, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $174,900.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: _____

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013