BILL GARRETT, Davidson County
Trans:T20160102041 DEEDWARR
Recvd: 11/18/16 08:39 4 pgs
Fees:23.00 Taxes:1040.63
20161118-0121646

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $281,250.00. Robin Edwards Affiant Subscribed and sworn to before me, this 2nd day of November, 2016. Janice H. Collins Notary Public My commission expires: 9-11-17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amanda Roddy	**Amanda Roddy**	**083-15-0-149.00**
2707 Hody Drive	**2707 Hody Drive**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael E. Latta and William S. Latta

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Amanda Roddy, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Section Two, Fortland Park of record in Plat Book 2900, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 108 fronts 80 feet on the southeasterly side of Hody Drive and runs back between lines 161 feet on the southwesterly side and 155 feet on the northeasterly side to a dead line in the rear on which it measures 80.2 feet.

BEING the same property conveyed to Melissa Latta, by Quitclaim Deed from Michael E. Latta of record in Instrument No. 20060203-0013941 in the Register's Office for Davidson County, Tennessee; the said Melissa Latta (aka Melissa Jane Latta) having since died Testate on May 21, 2016, and by her Last Will and Testament of record as Docket No. 16P-1053 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Michael E. Latta and William S. Latta.

This is **X** improved ☐ unimproved property known as **2707 Hody Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of November, 2016.

Michael E. Latta

William S. Latta

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, Michael E. Latta, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of November, 2016.

Notary Public
My Commission Expires: 4.27.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BEING the same property conveyed to Melissa Latta, by Quitclaim Deed from Michael E. Latta of record in Instrument No. 20060203-0013941 in the Register's Office for Davidson County, Tennessee; the said Melissa Latta (aka Melissa Jane Latta) having since died Testate on May 21, 2016, and by her Last Will and Testament of record as Docket No. 16P-1053 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Michael E. Latta and William S. Latta.

This is X improved ☐ unimproved property known as **2707 Hody Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of November, 2016.

Michael E. Latta

William S. Latta

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael E. Latta, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~2nd~~ 3rd day of November, 2016.

Notary Public
My Commission Expires: 8/12/20

CHRISTINA SHOUSE
NOTARY PUBLIC ID 608870
STATE AT LARGE, KY
My Commission Expires 8/12/20

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William S. Latta, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of November, 2016.

Christina Shouse
Notary Public
My Commission Expires: 5/12/20

