Davidson County DEEDWARR
Recvd: 02/01/17 15:01 3 pgs
Fees:18.00 Taxes:1609.50
20170201-0010905

STEPHEN HALL
Notary Public, State of Florida
Commission# FF 916111
My comm. expires Sept. 7, 2019

(Notary Stamp)

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Robin Delano-Weathers
Affiant

Subscribed and sworn to before me, this 31st day of January, 2017.

Notary Public

My commission expires: Sept 7th, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donato J. Tramuto and Jeffrey S. Porter	Donato J. Tramuto and Jeffrey S. Porter	083 110 08500
800 Newhall Dr	800 Newhall Dr	
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,

Robin Delano Weathers, married

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

Donato J. Tramuto, unmarried and Jeffrey S. Porter, unmarried as joint tenants with right of survivorship

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

BEING lot No. 7 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the West margin of Newhall Drive at the corner of Lots No. 6 and 7; thence with the line between said lots Westerly 132 feet to the corner of Lot No. 8; thence with the line between Lots 7 and 8 Southerly 120 feet to the North margin of Barclay Drive; thence with the margin of said drive, Easterly 107 feet to the beginning of a curve; thence around said curve Northeasterly 39.3 feet to the West margin of Newhall Drive, thence with the margin of the same Northerly 95 feet to the point of beginning.

BEING the same property conveyed to Robin Delano, an unmarried woman by Warranty Deed from Roger D. Tucker, single and Peggy Daniel, single of record in Instrument No. 20111227-0100318 Register's Office for Davidson County, Tennessee; the said Robin Delano having since married James Weathers and is now known as Robin Delano Weathers.

James Weathers, spouse of Robin Delano Weathers, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as **800 Newhall 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.

2. Matters, if any, shown on Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103 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 31st day of January, 2017.

Robin Delano Weathers

James Weathers

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robin Delano Weathers and James Weathers, 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 31st day of January, 2017.

Notary Public
My Commission Expires: Sept 7th, 2019

STEPHEN HALL
Notary Public, State of Florida
Commission# FF 916111
My comm. expires Sept. 7, 2019

SolomonParks File No. 817014

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

