WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024692 DEEDWARR
Recvd: 03/23/17 12:19 2 pgs
Fees:13.00 Taxes:1110.00
20170323-0028497

R-FAMC-17-4916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Marc A. Delametter Revocable Trust dated March 11, 2008, and amended September 23, 2015	**Same as New Owner**	
(NAME)	(NAME)	**147-16-19.00**
4916 Aquatic Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY R. LATTA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARC A. DELAMETTER, TRUSTEE OF THE MARC A. DELAMETTER REVOCABLE TRUST DATED MARCH 11, 2008, AND AMENDED SEPTEMBER 23, 2015,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 5 on the Plan of Plan of Whispering Hills, Section 5, of record in Plat Book 3300, Page 11, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy R. Latta, a single man, by Warranty Deed from Thomas J. Guba, Jr., married, recorded October 27, 2015 in Instrument No. 20151027-0109236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record in Plat Book 3300, Page 11, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 3255, Page 675, said Register's Office.
- Sanitary Sewer Easement of record in Book 6190, Page 675, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6346, Page 570, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4916 Aquatic Road, Nashville, Tennessee 37211**.

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.

Witness ~~my/our~~ hand(s) this the 20th DAY OF MARCH, 2017.

Timothy R. Latta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY R. LATTA, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

CLOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212