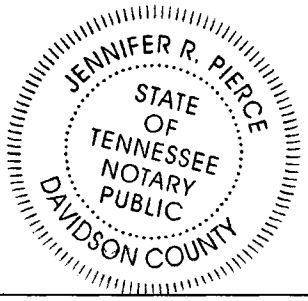
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$414,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2017

Notary Public

MY COMMISSION EXPIRES: 11-6-17

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Eric Britt	**SEND TAX BILLS TO:** Eric Britt	**MAP-PARCEL NUMBERS**
(NAME) 1309 Porter Rd	(NAME) 1309 Porter Rd	083-03-0-147.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/22/17 14:52 4 pgs
Fees:23.00 Taxes:1531.80
20170822-0086242

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard A Del Carlo, Trustee of the Del Carlo Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Britt and Whitney Sullivan, husband and wife

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. 33 on the Map showing Subdivision for Mrs. Minnie E. Martin Lot 58 and part 59 Brownsville of record in Plat Book 547, Page 137, in the 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 The Del Carlo Family Trust by deed from Robbie Ammons, married on November 28, 2016 and recorded in Instrument No 20161202-0127034 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **1309 Porter Rd, Nashville, TN 37206**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this **15th day of August 2017.**

Richard A Del Carlo, Trustee of the Del Carlo Family Trust

STATE OF California

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, **Richard A Del Carlo, Trustee of the Del Carlo Family Trust** the within named Seller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who upon oath, acknowledged himself to be the **Trustee** of the **Del Carlo Family Trust**, the within named bargainor, and that such **Trustee**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Trust** as **Trustee**.

Witness my hand at office on **15th day of August 2017.**

_____ See attached

Notary Public. My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On August 15, 2017 before me Kristen B. Donnell, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Rick del Corto
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kristen B. Donnell
Signature of Notary Public

KRISTEN B. DONNELL
Commission # 2079629
Notary Public - California
Orange County
My Comm. Expires Sep 23, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021