THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712849** BILL GARRETT, Davidson County Trans:T20170073082 DEEDWARR Recvd: 08/23/17 10:14 2 pgs Fees:13.00 Taxes:1073.00 20170823-0086484	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My Commission Expires: 07/08/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.08.2020

WARRANTY DEED

Address New Owner: Diego Vergara and Jade Vergara 2609 HIGHVIEW DR Nashville TN 37206-1006	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073-13-0-129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Peter LaMotte and wife, Susan Strayer LaMotte** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Diego Vergara and Jade Vergara, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dugger Heights, Section III, as of record in Plat Book 1835, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 9 fronts 84 feet on the Northerly side of Highview Drive and runs back between parallel lines 177 feet to a dead line.

Being the same property conveyed to Peter LaMotte and wife, Susan Strayer LaMotte by Warranty Deed from Marissa Mary Buchanan and Adam Lamar Buchanan, wife and husband as tenants by the entirety, recorded on the 19th day of August, 2013 in Instrument No. 20130819-0087147, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUGGER HEIGHTS, SECTION III, as recorded in Plat Book 1835, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1970, Page 362.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4088, Page 666.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-2609

This is improved property located at 2609 HIGHVIEW DR Nashville, TN 37206-1006.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2017.

Peter LaMotte

Susan Strayer LaMotte

STATE OF South Carolina)

COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter LaMotte and Susan Strayer LaMotte, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~18th~~ 17th day of August, 2017.

Notary Public

My Commission Expires: 02/25/24

SOUTH CAROLINA NOTARY PUBLIC LEAN SMITH