Bill Garrett Davidson County
Batch# 125164 DEEDWARR
08/07/2018 10:56:09 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180807-0077537

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0673HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

April G. Nichols State of Tennessee Notary Public Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2018

Notary Public
Commission Expires: 6-30-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Theodore Rotella 7122 Lama Terra Drive Goodlettsville, TN 37072	NEW OWNER	016-00-0-140.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Susan J. Wooten, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodore Rotella and Lois Rotella, 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. 56, on the plan of Section One, Lama Terra, of record in Book 4860, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 265.0 feet on the easterly margin of Lama Terra Drive and extends back 229.6 feet on the northerly line and 275.6 feet on the southerly line to a dead line in the rear, measuring 110.87 feet thereon.

BEING the same property conveyed to John W. Wooten and wife, Susan J. Wooten, by Warranty Deed from Edward H. Smith and wife, Pauline P. Smith, dated 2/4/87 and recorded 2/10/87 in Book 7133, Page 325, and as rerecorded on 4/10/87 in Book 7199, Page 315, Register's Office for Davidson County, Tennessee. John Wayne Wooten having since died 12/11/07, leaving Susan J. Wooten as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7122 Lama Terra Drive, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2018.

Susan J. Wooten

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan J. Wooten,** 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.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of July, 2018.

Kim Gillespie
Notary Public

My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY