WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009126 DEEDWARR
Recvd: 02/05/15 09:50 2 pgs
Fees:13.00 Taxes:636.40
20150205-0010865

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$172,000.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 20 15

Notary Public
My Commission expires: 8/18/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ester V. Laporte	Same address	149-01-0B-075.00
4736 Billingsgate Road	as new owner	
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly D. McKissack, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto ****** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Esther Vancol Laporte and Stevenson Laporte,
wife and husband

Being Unit No. 264 on the plan of Phase III, Piccadilly Square, of record in Book 6250, Page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly D. McKissack from Marsha Pieroni by Warranty Deed on September 17, 2008, of record in Instrument Number 20080919-0096015, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 403; Book 6355, Page 322; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190 and Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowner's Association or record in Book 6236, Page 683, Register's Office for Davidson County, Tennessee.
- Deed of conveyance to Metro Davidson County in Book 6530, Page 819; Book 6530, Page 823; Book 6846, Page 606 and Book 6846, Page 653, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6298, Page 491; Book 7883, Page 280; Book 6251, Page 616; Book 6186, Page 238; Book 854, Page 73; Book 6782, Page 518 and Book 10435, Page 902, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4736 Billingsgate Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 30, 2015.

Kimberly D. McKissack by Leneiva Head attorney-in-fact

Kimberly D. McKissack by Leneiva Head as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared LENEIVA HEAD, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for KIMBERLY D. MCKISSACK the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name KIMBERLY D. MCKISSACK, the bargainor(s), by the said LENEIVA HEAD, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 30TH day of January 2015.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW LONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY