NEW OWNER:
JOHN LAPORTE
3207 PUGH ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:
PINNACLE BANK
150 3RD AVENUE SOUTH, SUITE 900
NASHVILLE, TN 37201

Map & Parcel
12400013600

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0501

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150046504 DEEDWARR
Recvd: 06/11/15 15:28 3 pgs
Fees:18.00 Taxes:1960.63
20150611-0055538

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($529,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHAD RITTER, MARRIED** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN LAPORTE AND BRANDI S. LAPORTE, HUSBAND AND WIFE,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Property lying in eastern Davidson County at the intersection of Pugh Road and Granny Wright Lane, bounded on the south by Pugh Road, on the west by Granny Wright Lane on the north by property belonging to T.R. O'Conner of record in Deed Book 226, Page 209 and on the east by the remaining property of Chad Ritter and more specifically described as follows:

Beginning at a PK Nail in the center of the intersection of Pugh Road and Granny Wright Lane, the southwest corner of the herein described tract; thence with the center of Granny Wright Lane N 09 deg. 30 min. 17 sec. E, 514.71' to a PK Nail, the northwest corner of this tract and the southwest corner of O'Conner; thence leaving the center of said Lane with O'Conner S 79 deg. 25 min. 10 sec. E, 381.13' to an iron pin; thence S 06 deg. 33 min. 07 sec. W, 17.87' to an iron pin; thence S 83 deg. 18 min. 47 sec. E, 101.13' to an iron pin; thence S 88 deg. 31 min. 56 sec. E, 69.18' to an iron pin in the west line of tract #2 of this survey, the northeast corner of this tract and the southeast corner of O'Conner; thence with said west line of tract #2, S 10 deg. 54 min. 10 sec. W, 589.80' to a PK Nail in the centerline of Pugh Road, the southeast corner of this tract and the southwest corner of tract #2; thence N 61 deg. 40 min. 43 sec. W, 67.86' to

a point in the center of Pugh Road; thence around a curve to the left, with a radius of 972.49', a distance of 260.08' to a point, with a chord bearing N 69 deg. 23 min. 52 sec. W, a chord distance of 259.31'; thence N 76 deg. 58 min. 00 sec. W, 218.83' to a PK Nail, the point of beginning and containing 6.673 acres, more or less, according to a survey by Galyon W. Northcutt, RLS #1529.

Being a portion of the same property conveyed to Chad Ritter and Kay Ritter, husband and wife by Warranty Deed from Glenn Francis O'Connor, dated July 13, 1999, and of record in Book 11747, Page 337, Register's Office for Davidson County, Tennessee. Chad Ritter and Kay Ritter remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Kay Ritter on January 12, 2001; therefore, Chad Ritter is the surviving tenant by the entirety to the property herein. Chad Ritter has since married.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3207 PUGH ROAD, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

AND I, Colleen Ritter spouse of the said Chad Ritter, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the unrecorded survey by Galyon W. Northcutt, RLS #1529 and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 4th day of June, 2015.

CHAD RITTER

BY: _____ attorney in fact
COLLEEN RITTER ATTORNEY IN FACT

COLLEEN RITTER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **COLLEEN RITTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **CHAD RITTER** the within-named bargainor, as the free act and deed of the said **CHAD RITTER.**

WITNESS my hand and official seal at office, this 4th day of JUNE, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **COLLEEN RITTER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of June, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$529,900.00** .

AFFIANT

Sworn to and subscribed to before me this 4th day of June, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018