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

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 15-0625

Map & Parcel
12400001500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150046872 DEEDWARR
Recvd: 06/12/15 14:18 3 pgs
Fees:18.00 Taxes:83.25
20150612-0056008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty-Two Thousand Five Hundred and 00/100 Dollars ($22,500.00)** 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, Tennessee, and bounded on the north by Pugh Road, on the east and south by property belonging to Charlie Dixon, Tax Map 124, Parcels 14 and 16, and on the west by Granny Wright Land and more specifically described as follows:

Beginning on a PK nail in the center of the intersection of Granny Wright Lane and Pugh Road; thence with the center of Pugh Road S 76 deg. 58 min. 00 sec. E, 218.83' to a point in the center of Pugh Road; thence around a curve to the right with a radius of 972.49' a distance of 260.08' and having a chord bearing S 69 deg. 23 min. 52 sec. E, and a chord distance of 259.31' to a point; thence S 61 deg. 40 min. 43 sec. E, 67.86' to a PK nail; thence continuing S 61 deg. 40 min. 43 sec. E, an additional 283.33' to a point in the center of Pugh Road; thence leaving the center of said road S 11 deg. 06 min. 29 sec., W, 48.74' to an iron pin in C. Dixon's north line, thence with said north line N 77 deg. 29 min. 30 sec. W, 817.93' to a PK nail in the center of Granny Wright Lane, thence with the center of said Lane around a curve to the left with a radius of 1,096.46' a distance of 183.33' and having a chord bearing N 13 deg. 21 min. 38 sec. E, a chord distance of 183.12' to a PK nail, the point of beginning, and

containing 2.656 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.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **6247 GRANNY WRIGHT LANE, 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.

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 MY SIGNATURE hereto this 9th day of June, 2015.

CHAD RITTER

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 9th day of June, 2015.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$22,500.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of June, 2015.

NOTARY PUBLIC

My commission expires: 2-1-2017

