WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104391 DEEDWARR
Recvd: 12/10/15 10:55 2 pgs
Fees:13.00 Taxes:666.00
20151210-0124319

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Charlotte Rodwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-2019

(AFFIX SEAL)

AMANDA JOLLY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sabine Laporte	Sabine Laporte	
(NAME)	(NAME)	
2576 Treetop Drive	2576 Treetop Dr.	Map/Parcel-149-05-0-254.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Victor M. Garrido and Erin H. Maximillen, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sabine Laporte and Jude Laporte**, hereinafter called the GRANTEE(S), their heirs and/or 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. 01 on the Plan of Oakwood Subdivision, Phase Five, of record in Book 7900, Page 400, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor M. Garrido and Erin H. Maximilien, husband and wife by Warranty Deed dated 04/13/2009 from Jason L. Jordan, an unmarried man of record in Instrument 20100309-0018099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to all matters as set forth per Plat Book 7900, Page 400, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6269, Page 197, and Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6298, Page 582, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2576 Treetop Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 2 day of December, 2015.

Victor M. Garrido

Erin H. Maximillen

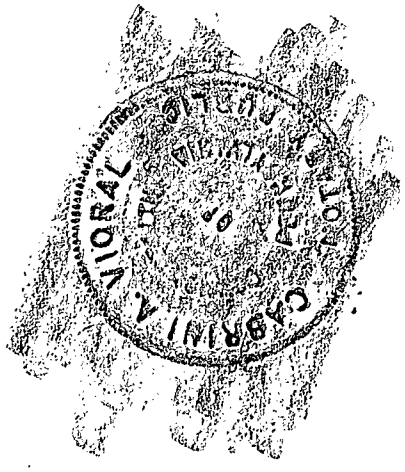
State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me Victor M. Garrido and Erin H. Maximillen, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2 day of DECEMBER, 2015

Cabrini A. Vioral
Notary Public
My Commission Expires: 7/7/17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Cabrini A. Vioral, Notary Public
Sharpsburg Boro, Allegheny County
My Commission Expires July 7, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167