WARRANTY DEED

Bill Garrett Davidson County
Batch# 14087 DEEDWARR
10/16/2017 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20171016-0105848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ernst LaPorte and Ruth LaPorte	Legacy Home Loans, LLC	149 06 0 090.00
(NAME)	(NAME)	
2513 Johnson Ridge Road	8119 Isabella Lane, Suite 105	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stevenson LaPorte and Jean-Max St.Louis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ernst LaPorte and Ruth LaPorte, 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. 2 on the Plan of Addition to A.S. Johnson Property of record in Book 6050, page 515, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Stevenson Laporte, unmarried and Jean Max St. Louis, unmarried by Special Warranty Deed from Accredited Home Lenders, Inc. dated January 28, 2009 and recorded February 5, 2009 as Instrument No. 200902050010182, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2513 Johnson Ridge Road, Antioch, TN 37013

File Number: FND-176802FC

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 11 day of October, 2017

Stevenson LaPorte by Jude LaPorte attorney In Fact
Stevenson LaPorte by Jude LaPorte, attorney in fact

Jean-Max St. Louis by Jude LaPorte Attorney In fact
Jean-Max St. Louis by Jude LaPorte, attorney in fact

File Number: FND-176802FC

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jude LaPorte , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stevenson LaPorte, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Stevenson LaPorte, for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jude LaPorte , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jean-Max LaPorte, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Jean-Max St. Louis, for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public

My Commission Expires: My Commission Expires March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019

File Number: FND-176802FC