Bill Garrett Davidson County
Batch# 15011 DEEDWARR
10/18/2017 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20171018-0106778

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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).
Iltene V. Noel	Legacy Home Loans, LLC	149 09 0 091.00
(NAME)	(NAME)	
213 Manatee Court	8119 Isabella Ln, Ste 105	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2812	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jude Laporte and wife, Sabine I. Laporte**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Iltene V. Noel, married**, 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:

Being Lot No. 24 on the Plan of Barclay Square, Section 1, of record in Plat Book 4460, Page 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scottie Gordon by Warranty Deed from Bobby J. Fitzgerald and wife, Sandra E. Fitzgerald dated August 29, 1997 and recorded September 2, 1997 in Book 10589, Page 722, in said Register's Office for Davidson County, Tennessee.

Final Decree Confirming Sale of record as Instrument No. 201202080011474, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jude Laporte and Sabine I. Laporte, wife and husband by Quit Claim Deed from The Blessed Brothers Inc., a Tennessee Corporation, and Sabine Noelus dated September 14, 2016 and recorded September 19, 2016 as Instrument No. 201609190098001, in said Register's Office for Davidson County, Tennessee.

File Number: HND-174808FC

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 213 Manatee Court, Antioch, TN 37013-2812

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 16th day of October, 2017

Jude Laporte

Sabine I. Laporte

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Jake Crum, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Jude Laporte and wife Sabine I. Laporte personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of October, 2017.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File Number: HND-174808FC

[redacted]

[redacted]

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.

Penny Y. Ray
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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019