Bill Garrett Davidson County
Batch# 62427 **DEEDWARR**
02/26/2018 02:00:05 PM 2 pgs
Fees: $13.00 Taxes: $388.50

20180226-0017873

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 15 day of Feb 2018.

Notary Public

My commission expires: Jan 3, 2019
(AFFIX SEAL)

BESHOY ASHENOUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RISE DEVELOPMENT, LLC	**NEW OWNER**	**043-13-0-265.00**
212 Cherry St.		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JUDE LAPORTE, MARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RISE DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of BLOCK "C", CRITFENDEN ESTATES, as shown by plat of record in Plat Book 974, page 69, in the 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 JUDE LAPORTE, by deed from JEROME MANNING, of record in Instrument No. 20170717-0071752, dated July 14, 2017, said Register's Office.

JUDE LAPORTE, HEREBY CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE PROPERTY BEING HEREIN CONVEYED HAS NEVER BEEN HIS PRIMARY RESIDENCE, NOR THE RESIDENCE OF HIS SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 212 Cherry Street, Nashville, TN 37115.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 15 day of February, 2018.

JUDE LAPORTE

NOTARY ACKNOWLEDGEMENT

State of Tennessee

County of Davidson,

On this 15 day of February, 2018, before me personally appeared, JUDE LAPORTE, the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: Jan 3, 2022

Notary Public

SHOY N SHENOUDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY