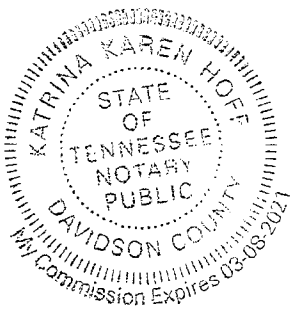
Bill Garrett Davidson County
Batch# 90779 DEEDWARR
05/10/2018 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180510-0044913

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 03-08-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julia M. Caxaj Gutierrez	JULIA M CAXAJ GUTIERREZ	148 13 0 124.00
(NAME)	(NAME)	
4905 Cypress Dr.	4905 CYPRESS DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marie Laporte and Josue Laporte, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia M. Caxaj Gutierrez, a single woman**, 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. 248 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, said Register's Office to which reference is made for a more complete description.

Being the same property conveyed to Milton Jordan and wife Ferlene Jordan by Warranty Deed from Curtis W. Shoopman, Jr., and wife, Ruth Ann Shoopman dated July 20, 1981 and recorded July 20, 1981 in Book 5772, Page 307, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Milton Jordan by Quit Claim Deed from Ferlene Jordan dated September 1, 2000 and recorded September 18, 2000 as Instrument No. 20000918-0092733, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marie Laporte and Josue Laporte, wife and husband by Warranty Deed from Milton Jordan, a married man dated January 31, 2017 and recorded February 1, 2017 as Instrument Number 20170201-0010845, in said Register's Office for Davidson County, Tennessee. *Affidavit of Scrivener's Error recorded as Instrument No. 201804170035967, in said Register's Office for Davidson County, Tennessee.*

File Number: JAK-182893SSO

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 4905 Cypress Dr., Nashville, TN 37211

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 9 day of May, 2018

Marie Laporte

Josue Laporte

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marie Laporte and Josue Laporte, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

File Number: JAK-182893SSO

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

201805100044913

201803190025603