Bill Garrett Davidson County
Batch# 95476 DEEDWARR
05/22/2018 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20180522-0048995

# WARRANTY DEED

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY** AMD Review PD
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Ernst Laporte and Ruth Laporte | Caliber Home Loans, Inc. | 149 06 0 089.00 |
| (NAME) | (NAME) | |
| 2509 Johnson Ridge Road | 1199 South Beltline Rd., Ste. 110 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Coppell, TX 75019 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Josue Laporte and Marie Laporte, husband and wife**, 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. 1 on the Plan of Addition to A.S. Johnson Property of record in Plat Book 6050, Page 515, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janice Faley, unmarried by Warranty Deed from Steven L. Johnson, by Debra Edwards, as attorney in fact and wife, Sherry D. Johnson, by Debra Edwards, as attorney in fact dated October 28, 2002 and recorded November 26, 2002 as Instrument No. 20021126-0146429, in said Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Josue Laporte and Marie Laporte, husband and wife by Warranty Deed from Janice Faley, a married woman dated February 10, 2017 and recorded February 14, 2017 as Instrument No. 20170214-0015281, 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 2509 Johnson Ridge Road, Antioch, TN 37013

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 21 day of May, 2018

Josue Laporte

5-21-18
Marie 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 Josue Laporte and Marie Laporte, husband and wife, 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 21st of May, 2018.

Notary Public

My Commission Expires: ~~March 26, 2018~~ 4/18/2022 BC

(SEAL)

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

File Number: JAK-183632FC

# 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)

