Karen Johnson Davidson County
Batch# 564530 DEEDWARR
01/29/2021 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $976.80
20210129-0013530

WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Laporte	Castle & Cooke Mortgage LLC	
(NAME) 353 Elysian Fields Road	(NAME) 13751 S. Wadsworth Park Drive, Ste 101	133-15-0-052.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS ($264,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JUDE LAPORTE AND SABINE LAPORTE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA LAPORTE, A SINGLE MAN**, 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. 61 and Reserved Parcel B on the Plan of Paragon Hills of record in Plat Book 3300, Page 100, 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 Margaret B. Kizer, unmarried by Warranty deed from Charles H. Dixon of record in Instrument No. 20010706-0072080 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 06, 2001.

Being the same property conveyed to Josh Terry, Trustee of The 353 Elysian Fields Trust by Warranty deed from Margaret B. Kizer, unmarried of record in Instrument No. 20190408-0031800 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 08, 2019.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Amanda Dean, Successor of Trustee, of The 353 Elysian Fields Trust of record in Instrument No. 20190513-0044913 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 13, 2019.

Being the same property conveyed to The Redwing Trust, by and through Robert T. Porter, Trustee by Deed in Lieu of Foreclosure from Seanache Homes, Inc. of record in Instrument No. 20200521-0052946 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on May 21, 2020.

Being the same property conveyed to Nashville Homes, LLC by Warranty deed from Robert T. Porter, Trustee of The Redwing Trust, u/a/d July 01, 2014 of record in Instrument No. 20200819-0093549 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 19, 2020.

Being the same property conveyed to Jude Laporte and Sabine Laporte by Warranty deed from Nashville Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200908-0102149 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 08, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☒ property, known as 353 Elysian Fields Road, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this the 25th day of January, 2021

Jude Laporte

Sabine Laporte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jude Laporte and Sabine Laporte, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

