This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 604587 DEEDWARR
03/31/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20210331-0042691

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $327,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa LaPlante 7815 Scrapeshin Trail Chattanooga, TN 37421	New Owner	14708003200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul K. Awa, Jr. unmarried,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **Lisa Rae Laplante and Danny Edwin Case, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING IN THE 5TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY E. DAVIS, SURVEYOR, DATED OCTOBER 1, 1966, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EAST MARGIN OF TAYLOR ROAD, AT THE SOUTHWEST CORNER OF CHESTER H. MAXWELL'S PROPERTY; THENCE EAST ALONG MAXWELL'S SOUTH LINE, 169 FEET TO A POST; THENCE SOUTH ALONG A FENCE, 75 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JOE HENRY GUTHRIE AND WIFE, BY DEED OR RECORD IN BOOK 4091, PAGE 67; THENCE WEST WITH THIS NORTH LINE 166.3 FEET TO THE EAST MARGIN OF TAYLOR ROAD; THENCE NORTH AND WITH SAID ROAD, 75 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAUL K. AWA, JR. AN UNMARRIED MAN BY DEED FROM BILLDINGS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED MAY 20, 2019, RECORDED MAY 24, 2019, OF RECORD IN INSTRUMENT NO. 20190534-0049245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 4408 Taylor Road, Nashville, TN 37211.

This conveyance is further subject 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, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26 day of MARCH, 2021.

PAUL K. AWA, JR.

Florida -PKA

Acknowledgement

STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ Palm Beach County -PKA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL K. AWA, JR., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 26 day of MARCH, 2021.

Notary Public

Commission expiration date: 01/30/2023

(SEAL)

CHRISTOPHER HAYNES
Notary Public State of Florida
Commission # GG 296256
My Comm. Expires Jan 30, 2023
Bonded through National Notary Assn.

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY