THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211238743

Karen Johnson Davidson County
Batch# 779265 DEEDWARR
12/23/2021 11:44:44 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20211223-0169796

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2021.

Notary Public
My Commission Expires: 11/5/24

KRISTA BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Erick Swain Revocable Trust dated February 24, 2012 1634 S Observatory Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LaPorte Revocable Trust dated April 21, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Erick Swain Revocable Trust dated February 24, 2012**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 1, Green Hills Subdivision, of record in Plat Book 547, Page 128, 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 Michele M. LaPorte Trustee U/A Laporte Revocable Trust dated April 21, 2017 by Quitclaim deed from Michele Laporte of record in Instrument No. 20200210-0014798 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 10, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1634 S Observatory Drive Nashville, Tennessee 37215.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 128, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20030425-0056011 and in Instrument No. 20030425-0056012, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1634 S Observatory Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2021.

LaPorte Revocable Trust dated April 17, 2021

Michele M. LaPorte

By: Michele M. LaPorte, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michele M. LaPorte, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the LaPorte Revocable Trust dated April 21, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022