WARRANTY DEED

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,975.00

John R. Idoux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2004.

Wendy Locke
Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Idoux	Suntrust Mortgage Inc.	136-9-33
(NAME)	(NAME)	
2417 Bayview Dr.	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Jarrett Family Trust, dated October 4, 2001, Thomas Daniel Jarrett and Brenda R. Jarrett, Co-Trustees, a Tennessee Revocable Living Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Idoux, married 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. 5 on the Plan of Bayview, Section 1 of record in Plat Book 9700, Page 330, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The Jarrett Family Trust, dated October 4 2001, Thomas Daniel Jarrett and Brenda R. Jarrett, Co-Trustees, a Tennessee Revocable Living Trust by Warranty Deed from T. D. Jarrett and wife, Brenda K. Jarrett, of record in Instrument Number 20011018-0113785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2417 Bayview Dr., Nashville, TN 37217
(House Number) (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.

Davidson County DEEDWARR
Recvd: 06/16/04 11:03 2pgs
Fees:13.00 Taxes:584.51
20040616-0071106

Witness my hand this 4th day of June, 2004.

The Jarrett Family Trust, dated October 4, 2001, a Tennessee Revocable Living Trust

By: Thomas Daniel Jarrett, co-trustee
Thomas Daniel Jarrett, Co-Trustee

Brenda R. Jarrett, co-trustee
Brenda R. Jarrett, Co-Trustee

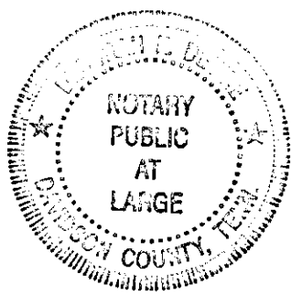
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Daniel Jarrett, Co-Trustee, and Brenda R. Jarrett, Co-Trustee, of The Jarrett Family Trust, dated October 4, 2001, a Tennessee Revocable Living Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of June, 2004.

Commission expires: November 27, 2004



Deborah K. Devine
Deborah K. Devine Notary Public