THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & ~~Return To~~:** **First Title & Escrow Co., Inc.** **FTEC File No. 31424-09-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Beth Weaver Affiant Subscribed and sworn to before me this 15th day of October, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0789

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Omar Ruiz 5620 Kendall Drive Nashville, TN 37209	same as new owner	Map and Parcel No.: 103 060 01400

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, **John Idoux, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Omar Ruiz, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5620 Kendall Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Teresa R. Idoux, spouse of John Idoux, joins in the execution of this instrument for the purposes of conveying any marital interest she has in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of October, 2013.

John Idoux by Beth Weaver, Attorney-In-Fact
John Idoux
BY: Beth Weaver, Attorney-In-Fact

Teresa R. Idoux by Beth Weaver, Attorney-In-Fact
Teresa R. Idoux
BY: Beth Weaver, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beth Weaver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said **John Idoux and Teresa R. Idoux** and is authorized by the said **John Idoux and Teres R. Idoux** to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of October, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130092289 DEEDWARR
Recvd: 10/28/13 13:57 2 pgs
Fees:13.00 Taxes:1061.90
20131028-0111936

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Idoux by deed dated June 26, 2008, from Matthew S. Miller and wife, E. Kathryn Miller, of record in Instrument No. 20080627-0066697, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1835, page 47, Register's Office for Davidson County, Tennessee.
2. Easement for driveway purposes of record in Book 5282, page 831, Register's Office for Davidson County, Tennessee.