WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140059280 DEEDWARR
Recvd: 08/13/14 09:02 2 pgs
Fees:13.00 Taxes:1333.85

20140813-0072932

G-VRES-14-2624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,499.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Rioux	**Paul Rioux**	
(NAME)	(NAME)	
2624 Essex Place	**117 Sunhaven Road**	**104-11-248.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Danville, CA 94506**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LINDA KLOSTERMAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAUL RIOUX, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots 78, 79 and 80 on the Plan of Bransford Realty Company's Subdivision of the Edgar James Home Place, of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 65 feet on the Northerly side of Essex Avenue and runs back between parallel lines along the East margin of Natchez Trace, formerly 28th Avenue South, 160 feet to a proposed alley.

Being the same property conveyed to Linda Klosterman by Warranty Deed from Hope E. Hall, unmarried, recorded on the 2nd day of June, 2000 in Instrument No. 200006020055295, in the Register's Office of Davidson County, Tennessee.

Linda Klosterman is now married. The above referenced property has never been the principal marital residence of the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2624 Essex Place, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th DAY OF AUGUST, 2014.

Linda Klosterman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of August, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212