Bill Garrett Davidson County
Batch# 35617 DEEDWARR
12/11/2017 09:22:13 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20171211-0125710

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual value or consideration, whichever is greater, for this transfer is $420,000.00.

Affiant

Sworn to and subscribed before me this 30th day of November, 2017.

Notary Public
My Commission Expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Andrew D. Porter and Kelli W. Porter	5620 Kendall Drive	Owner	
5620 Kendall Drive			**103-06-0-014.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Omar Ruiz and Abigail Ruiz, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Andrew D. Porter and Kelli W. Porter, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.6 on the Pion 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 Omar Ruiz, an unmarried man, by Warranty Deed, from John Idoux, married, of record in Instrument #20131028-0111936, Register's Office for Davidson County, Tennessee, dated October 15, 2013 and recorded October 28, 2013.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

The Plan of Record in Plat Book 1835, Page 47, said Register's Office.

Deed of Easement for Driveway Purposes in Book 5282, Page 831.

POA in Instrument # 20131028-0111935, # 20131028-0111937.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and

defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of November, 2017.

Omar Ruiz

Abigail Ruiz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Omar Ruiz and Abigail Ruiz, husband and wife** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES 17-5620