6

Name and Address of New Owner:
Patrick Idoye
1604 Stonewater Drive
Hermitage, TN 37076
Send Tax Bills To:
Patrick Idoye
1604 Stonewater Drive
Hermitage, TN 37076
This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Y Johnson Davidson County
Batch# 181061 **DEEDWARR**
01/07/2019 09:18:31 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190107-0001396

Map & Parcel No: 087-01-0B-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric G. Rodriguez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick Idoye**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Plat at Instrument No. 20060417-0043313, 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 Keith S. Faver, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20070604-0065999 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007.

Being the same property conveyed to Keith S. Faver, unmarried, and Eric G. Rodriguez, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Keith S. Faver, unmarried of record in Instrument No. 20070604-0066001 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007.

Being the same property conveyed to Eric G. Rodriguez by Quitclaim deed from Keith S. Faver of record in Instrument No. 20130117-0005694 Register's Office for Davidson County, Tennessee, dated January 04, 2013 and recorded on January 17, 2013.

Being improved property also known as 2172 Christina Court Nashville, Tennessee 37076.

This is NOT the principal residence of the Grantor named herein.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF REVISED PLAT FOR MONTICELLO, A CLUSTER LOT DEVELOPMENT OF RECORD IN PLAT AT INSTRUMENT NO. 20060417-0043313, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of January, 2019.

(SEAL)
Eric G. Rodriguez

STATE OF Florida
COUNTY OF Orange

On this 2nd day of January, 2019, before me personally appeared Eric G. Rodriguez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of January, 2019.

Notary Signature
My commission expires:

Oscar Romeo
Commission # FF999122
Expires: June 6, 2020
Bonded thru Aaron Notary

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$320,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3 day of January, 2019.

Notary Public
My commission expires: 11/3/22
File No. 2018-105

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON