BILL GARRETT, Davidson County
Trans:T20160049567 DEEDWARR
Recvd: 06/13/16 09:08 2 pgs
Fees:13.00 Taxes:536.50
20160613-0059266

Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1658

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ideal Solutions, LLC 3 Todgers Court Brentwood, TN 37027	NEW OWNER	091-05-219.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

✓ _____
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2016.

_____
Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Ginger L. Rose, a single woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ideal Solutions, LLC, a Tennessee limited liability company,** 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 13, MOSSWOOD HEIGHTS, SECTION 2, as shown on plat of record in Plat Book 4175, Page 155, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ginger L. Rose, a single woman by Warranty Deed from Donovan Gray Morgan and wife, Kelly Jean Morgan, recorded on the 21st day of April, 1997 in Deed Book 10423, Page 834, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **605 Nashua Lane, Nashville, TN 37209**

This conveyance is made subject to (1) Property taxes for the year <next year taxes will be paid>, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the <Grantor or Grantee> paying their prorated share thereof to <Grantor or Grantee> who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **June, 2016.**

GRANTOR(S)

Ginger L. Rose

Ginger L. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ginger L. Rose** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **9th** day of **June, 2016.**

Notary Public
My Commission Expires:

4-28-19

