BILL GARRETT, Davidson County
Trans:T20160049568 DEEDWARR
Recvd: 06/13/16 09:13 3 pgs
Fees:18.00 Taxes:481.00
20160613-0059280

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1620

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ideal Solutions, LLC 3 Todgers Court Brentwood, TN 37027	NEW OWNER	041-07-060.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Cam Cath
Affiant

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

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

Deborah L Bissell
Notary Public

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

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 **Lien Nguon Bui and Cam Hoa Thi Nguyen, husband and wife and Tri Minh Bui, married and Tung Thanh Bui, an unmarried individual all signing both individually and as heirs at law of Kim Yen Thi Bui, unmarried,** 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 468, BELLSHIRE ESTATES, SECTION "B", as shown on plat of record in Plat Book 2331, Pages 128 & 129, 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 Lien Nguon Bui and spouse, Cam Hoa Thi Nguyen, Tri Minh Bui, a married man, Kim Yen Thi Bui, unmarried, and Tung Thanh Bui, unmarried by Warranty Deed from Clyde Marshall Hampton and wife, Clara B. Hampton, dated April 26, 2000, recorded May 1, 2000, of record in Instrument No. 200005010043205, Register's Office for Davidson County, Tennessee. The said Kim Yen Thi Bui having since died on March 3, 2007, her interest passing by operation of law to her heirs Lien Nguon Bui, Cam Hoa Thi Nguyen, Tri Minh Bui, and Tung Thanh Bui, as attested to in Affidavit of Heirship of record in Instrument No 20160613005927 and Instrument No. 20160613005927 8, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1301 Bell Grimes Lane, Nashville, TN 37207.** The subject property is neither the principal residence of Grantors, Tri Minh Bui and Tung Thanh Bui nor their spouses or any dependents.

This conveyance is made subject to (1) Property taxes for the year 2016, 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 paying their prorated share thereof to 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.

This instrument is executed on behalf of Tri Minh Bui, by Tung Thanh Bui pursuant to a Power of Attorney executed by Tri Minh Bui on May 16, 2016, of record in Instrument No. 20160613 0059279, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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)

Lien Nguon Bui

Cam Hoa Thi Nguyen

Tri Minh Bui by Tung Thanh Bui Attorney in Fact

Tung Thanh Bui

all of the above individually and as heirs at law of
Kim Yen Thi Bui

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 **Lien Nguon Bui, Cam Hoa Thi Nguyen, Tri Minh Bui and Tung Thanh Bui** 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.**

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

Notary Public
My Commission Expires:
4-26-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tung Thanh Bui** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Tri Minh Bui,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

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

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

Notary Public
My Commission Expires:
4-28-19

EXHIBIT "A"
To
Warranty Deed

FROM: Lien Nguon Bui and Cam Hoa Thi Nguyen, husband and wife and Tri Minh Bui, married and Tung Thanh Bui, an unmarried individual all signing both individually and as heirs at law of Kim Yen Thi Bui, unmarried

TO: Ideal Solutions, LLC, a Tennessee limited liability company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

TUNG THANH BUI, Affiant

Sworn to and subscribed before me this 9th day of June, 2016.

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

Notary Public
My Commission Expires:
4-28-19