WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

James H Cook
Affiant

BILL GARRETT, Davidson County
Trans:T20160050884 DEEDWARR
Recvd: 06/15/16 16:00 2 pgs
Fees:13.00 Taxes:518.00
20160615-0060809

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of June 2016.

DEANNA DAWN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

Deanna D. Johnson
Notary Public
MY COMMISSION EXPIRES: 5/27/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James H. Cook	Wilson Bank & Trust	041 07 0 060.00
(NAME)	(NAME)	
1301 Bell Grimes	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ideal Solutions LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James H. Cook**, 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 No. 468, on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 468 fronts 150 feet on the southerly side of Bell Grimes Lane and extends back 170 feet on the easterly line and 188 feet on the westerly line to a dead line in the rear, which is a broken line and measures 187 feet thereon.

Being the same property conveyed to Ideal Solutions, LLC from Lien Nguon Bui, and spouse Cam Hoa Thi Nguyen, and Tri Minh Bui, a married man, and Kim Yen Thi Bui, unmarried, and Tung Thanh Bui, unmarried from Clyde Marshall Hampton, and wife Clara B. Hampton by Warranty Deed dated June 9, 2016 and recorded June 13, 2016 as Instrument No. 20160613-0059280, in said Register's Office for Davidson County, Tennessee.

Further known as: 1301 Bell Grimes, Nashville, TN 37207
Parcel Id(s): 041 07 0 060.00

File Number: 1605-0025

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1301 Bell Grimes, Nashville, TN 37207

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, has 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. 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 our hands this .

Ideal Solutions LLC

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Adeel Mohammad, Member, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of IDEAL SOLUTIONS, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Member.

Witness my hand and official seal, this the 10th of June, 2016.

_____
Notary Public

My Commission Expires: 5/27/20

(SEAL)

DEANNA D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson COUNTY

File Number: 1605-0025