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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
AHN Develop Nashville, LLC K & A Enterprises, LLC 129 Spotted Fawn Rd. Madison, AL 35758	NEW OWNER	091-05-219.00

BILL GARRETT, Davidson County
Trans:T20160051418 DEEDWARR
Recvd: 06/17/16 09:44 2 pgs
Fees:13.00 Taxes:573.50
20160617-0061483

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**

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

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2016.

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, **Ideal Solutions, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AHN Develop Nashville, LLC, a Tennessee limited liability company and K & A Enterprises, 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 Ideal Solutions, LLC a Tennessee limited liability by Warranty Deed from Ginger L. Rose, a single woman , dated June 9, 2016 and recorded June 13, 2016, Instrument No. 2016-613-0059266, 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 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 its 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.

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.

WITNESS our hands on the **15th** day of **June, 2016**.

Ideal Solutions, LLC

By: _____
Adeel Mohammad, Managing Member

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 **Adeel Mohammad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Managing Member** of **Ideal Solutions, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such **Managing Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Managing Member**.

Witness my hand and Official Seal this the **15th** day of **June, 2016**.

_____
Notary Public
My Commission Expires:
4-28-19

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