WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058211 DEEDWARR
Recvd: 07/08/16 09:44 2 pgs
Fees:13.00 Taxes:814.00
20160708-0069936

STATE OF TENNESSEE
COUNTY OF DeKalb

The actual consideration or value, whichever is greater, for this transfer is $ 220,000.00

Roni M. Easterwood
Affiant

Subscribed and sworn to before me, this the 5 day of July, 2016.

Katherine A. Collins
Notary Public

My Commission Expires: 11/4/19
(Affix Seal)

KATHERINE ANN COLLINS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DEKALB

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 NUMBERS
Ideal Solutions, LLC (NAME)	(NAME)	083 04 0 245.00
PO Box 4019 (ADDRESS)	Same (ADDRESS)	
Brentwood TN 37024 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Katie Mae C. Smith, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ideal Solutions, LLC, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 401 on the Plan of Dugger Heights, Section IV, as of record in Book 2083, Page 86, Register's Office for said County.

Said Lot No. 401 fronts 74 feet on the westerly side of Eastland Avenue and runs back 313.8 feet on the northerly line and 178.6 feet on the southerly line to a dead line, measuring 179.8 feet thereon.

Being the same land conveyed to William Thomas Smith and wife, Katie Mae C. Smith from Sterling Homes, Inc., a Tennessee Corporation by Warranty Deed dated October 01, 1954 and recorded October 01, 1954 in Book 2300, Page 95, in said Register's Office for Davidson County, Tennessee.

William Thomas Smith is now deceased.

This is unimproved property known as: 2907 Esatland Avenue, Nashville, Tennessee 37206.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 30 day of June, 2016.

Katie mae C Smith
Katie Mae C. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, Katie Mae C. Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 30 day of June, 2016.

Notary Public

My Commission Expires: 8/20/19

MAXWELL COYLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY