BILL GARRETT, Davidson County
Trans:T20160066554 DEEDWARR
Recvd: 08/02/16 14:54 2 pgs
Fees:13.00 Taxes:112.85
20160802-0079853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ideal Solutions LLC	Ideal Solutons (NAME)	043100A05100CO
P O BOX 4019 (ADDRESS)	P O Box 4019 (ADDRESS)	
Brentwood, TN 37024 (CITY) (STATE) (ZIP)	Brentwood, TN 37024 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeri Danell Adcock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ideal Solutions LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. C-46 (105), MADISON PARK CONDOS, PHASE II, ACCORDING TO MASTER DEED OF RECORD IN BOOK 5462, PAGE 614, AS CORRECTED BY BOOK 5608, PAGE 551, AND AMENDED BY BOOK 8014, PAGE 416, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 5200, PAGES 179 THRU 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. IRWIN, JR, BY DEED FROM JERI D. ADCOCK, OF RECORD AS INSTRUMENT 20100820-0065972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES A. IRWIN, JR., BEING THE SAME PERSON AS JAMES ALLEN IRWIN, JR., SUBSEQUENTLY DIED TESTATE, AND BY HIS LAST WILL AND TESTAMENT DEVISED THE WITHIN PROPERTY TO JERI DANELL ADCOCK. SAID WILL WAS ADMITTED TO PROBATE AS A MUNIMENT OF HER TITLE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 14P-740, ENTERED MAY 14, 2014, AND OF RECORD AS INSTRUMENT 20140516-0042299, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 555 N. Dupont Avenue, C-46, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 29th day of July, 2016.

Jeri Danell Adcock

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeri Danell Adcock, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072