

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Lou Stuart
Affiant

Subscribed and sworn to before me, this 21ST DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Lou Stuart, unmarried	Lou Stuart (NAME)	043100A05100CO
555 N. Dupont Avenue, Unit C46 (ADDRESS)	555 N. Dupont Avenue, Unit C46 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 Ideal Solutions, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lou Stuart, unmarried, 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 IDEAL SOLUTIONS LLC BY WARRANTY DEED FROM JERI DANELL ADCOCK, DATED JULY 29, 2016 AND FILED IN INSTRUMENT NUMBER 20160802-0079853, 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.

Witness my/our hand(s) this 21st day of October, 2016.

BILL GARRETT, Davidson County
Trans:T20160094009 DEEDWARR
Recvd: 10/25/16 09:25 2 pgs
Fees:13.00 Taxes:231.25
20161025-0112568

WARRANTY DEED
(Continued)

Ideal Solutions, LLC

BY: _____
Adeel Mohammad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 such person to be Member of Ideal Solutions, LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Ideal Solutions, L.L.C. as Member.

Witness ~~my hand~~ and official seal, at office, on this the 21st day of October, 2016.

_____
Notary Public

My commission expires: _____



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