BILL GARRETT, Davidson County
Trans:T20160097389 DEEDWARR
Recvd: 11/03/16 10:50 2 pgs
Fees:13.00 Taxes:666.00
20161103-0116396

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL V. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Solutions, LLC (NAME)	
P O Box 4019 (ADDRESS)	P O Box 4019 (ADDRESS)	091-10-0-239.00
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 AY Rentals, LLC, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE NORTHERLY 123.9 FEET OF THE EASTERLY 154 FEET OF LOT NO. 16 ON THE PLAN OF THE B. F. COCKRILL FARM AS OF RECORD IN BOOK 161, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY CAMPBELL SURVEYING DATED NOVEMBER 20, 1986, AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF ROBERTSON ROAD, SAID POINT BEING 104 FEET WESTERLY FROM THE INTERSECTION OF THE SAID SOUTHERLY MARGIN OF ROBERTSON ROAD AND THE CENTER OF SNYDER, FORMERLY FOSTER AVENUE; THENCE WITH THE SAID CENTER OF ROBERTSON ROAD, WESTWARDLY 50.0 FEET; THENCE AT A RIGHT ANGLE SOUTHWARDLY 123.9 FEET TO A POINT; THENCE AT A RIGHT ANGLE EASTWARDLY 50.0 FEET TO A POINT; THENCE AT A RIGHT ANGLE NORTHWARDLY 123.9 FEET TO THE POINT BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOU E. COOK BY QUITCLAIM DEED FROM CHARLES RAY COOK OF RECORD IN INSTRUMENT NO. 20041122-0139917 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO IDEAL SOLUTIONS BY DEED FROM LOU E. COOK, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20161025-0112564, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 5805 Robertson Avenue , Nashville, TN 37209
(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.

AY Rentals, LLC

BY: _____
Kawarjit Chandyok, Member

STATE OF NY
COUNTY OF ORANGE

Before me, the undersigned Notary Public, personally appeared Kawarjit Chandyok, 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 Ay Rentals, 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 Ay Rentals, LLC as Member.

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

_____
Notary Public

My commission expires: June 15, 2019

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

DEBRA A. MCCARRON
Notary Public, State of New York
No. 01MC4890860
Qualified In Orange County
Commission Expires June 15, 2019.