BILL GARRETT, Davidson County
Trans:T20160111061 DEEDWARR
Recvd: 12/19/16 08:51 2 pgs
Fees:13.00 Taxes:118.40
20161219-0132572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(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
Ideal Solutions, LLC	Ideal Solutions, LLC (NAME)	
P O BOX 4019 (ADDRESS)	P O BOX 4019 (ADDRESS)	043-09-0-328.00
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 Stephen Lee Sisco, Denise Y. Sisco, Tammy Young and Kevin Sterling, 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 THE WEST PARTS LOTS NOS. 9 AND 10 OF BLOCK "K" ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 82, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PARTS OF LOTS NOS. 9 AND 10 OF BLOCK "K" ADJOIN AND FRONT TOGETHER 56 FEET ON THE EAST SIDE OF BIXLER AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES 200 FEET TO A LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY D. SISCO AND WIFE DOROTHY R. SISCO BY WARRANTY DEED FROM RHONDELL J. GOLDEN, UNMARRIED, OF RECORD IN BOOK 6930, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BRADLEY D. SISCO DIED ON 4/26/1995, SURVIVED BY HIS SPOUSE DOROTHY R. SISCO. THE SAID DOROTHY R. SISCO SUBSEQUENTLY DIED AND BY WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 05P-1800, DEVISED THE PROPERTY TO STEPHEN LEE SISCO, DEBORAH ELAINE SISCO STERLING, AND MARK WAYNE SISCO. MARK WAYNE SISCO SUBSEQUENTLY DIED INTESTATE ON 11/2/2015, WITHOUT ISSUE, LEAVING HIS SURVIVING SPOUSE DENISE Y. SISCO AS HIS HEIR AT LAW. DEBORAH ELAINE SISCO STERLING SUBSEQUENTLY DIED INTESTATE ON 5/18/2016, UNMARRIED, LEAVING HER TWO CHILDREN, TAMMY YOUNG AND KEVIN STERLING, AS HER HEIRS AT LAW.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 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 404 Bixler Ave. , Madison, TN 37115-3710
(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

WARRANTY DEED
(Continued)

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 14th day of December, 2016.

Stephen Lee Sisco

Denise Y. Sisco

Tammy Young

Kevin Sterling

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Lee Sisco, Denise Y. Sisco, Tammy Young and Kevin Sterling, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of December, 2016.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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