BILL GARRETT, Davidson County
Trans:T20160111914 DEEDWARR
Recvd: 12/20/16 12:04 2 pgs
Fees:13.00 Taxes:231.25
20161220-0133608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 19TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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
AHN Develop Nashville, LLC	AHN Develop Nashville, LLC (NAME)	
129 Spotted Fawn Rd. (ADDRESS)	129 Spotted Fawn Rd. (ADDRESS)	043-09-0-328.00
Madison, AL 35758 (CITY) (STATE) (ZIP)	Madison, AL 35758 (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 AHN Develop Nashville, 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 IDEAL SOLUTIONS, LLC, BY DEED FROM OF RECORD BY INSTRUMENT NO. 20161219-0132572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 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 19th day of December, 2016.

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 19th day of December, 2016.

_____
Notary Public

My commission expires: _____



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