WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 15TH DAY OF AUGUST, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: ~~11/03/15~~ 01-26-2021
(AFFIX SEAL)

SUE ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Khalid Kamal	Khalid Kamal	091-13-0-178.00
	(NAME)	
1125 BANBURY LN	1125 BANBURY LN	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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 Khalid Kamal, 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 LOT NO. 56 ON THE PLAN OF SECTION ONE, WESTBORO SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 18, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO IDEAL SOLUTIONS, LLC BY WARRANTY DEED FROM RONALD K. MCPHERSON AND/OR EUNICE ANN MCPHERSON, TRUSTEES OF THE RONALD AND ANN MCPHERSON LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF RONALD K. MCPHERSON AND EUNICE ANN MCPHERSON DATED FEBRUARY 7, 2017 OF RECORD IN INSTRUMENT NO. 20170810-0081956, 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 443 Westboro Drive, 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 15th day of August, 2017.

BILL GARRETT, Davidson County
Trans: T20170071869 DEEDWARR
Recvd: 08/18/17 10:55 2 pgs
Fees: 13.00 Taxes: 814.00
20170818-0085031

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 15th day of August, 2017.

_____
Notary Public



My commission expires: _____

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072