# WARRANTY DEED

Bill Garrett Davidson County
Batch# 19603 **DEEDWARR**
10/31/2017 09:59:20 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20171031-0111339

Y-CA-17-304-306

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 THE 25th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/29/2020 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Ideal Solutions, LLC** | New Owner | |
| (NAME) | (NAME) | **71-7-196.00** |
| **304A & 306 East Trinity Lane** | P O BOX 4019 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | BRENTWOOD, TN 37024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES U. RUST, IV,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IDEAL SOLUTIONS, LLC**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 East one-half of Lot No. 4 on the Map of Trinity Heights, of record in Plat Book 332, Page 4, Register's Office for said County.

Said part of said Lot fronts 50 feet on the south side of Trinity Lane and runs back between lines, 165.78 feet on the east line and 165.235 feet, more or less, on the west line, to an alley in the rear on which it measures 50 feet.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM is a permanent right-of-way conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 8358, Page 539, Register's Office for said County, described as follows:

Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the James Cole, et ux, property and being held in common with Leroy Kirby, et ux, property, proceed along the easterly James Cole, et ux, property line held in common with Leroy Kirby, et ux, property S 2 degrees 40' 29" West 5.00 feet, to a point; thence with a curve to the right having a radius of 559.58 feet, a back tangent bearing of N 86 deg. 57' 16" West, and a length of 50 feet, to a point on the westerly James Cole, et ux, property boundary held in common with E. L. Lamb, et ux, property; thence along the westerly James Cole, et ux, property held in common with E. L. Lamb, et ux, property N 2 deg. 49' 29" East 5.0 feet to a point, said point being the existing northwesterly corner of the James Cole, et ux, property and being held in common with E. L. Lamb, et ux, property; thence along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent of S 86 deg. 27' 23" East, and a length of 50 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

Being a portion of the same property conveyed to James U. Rust, IV, by Quitclaim Deed from Forest E. Jennings, recorded April 2, 2014 in Instrument No. 20140402-0027227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way and Temporary Construction of record in Book 8342, Page 699, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way and Temporary Construction of record in Book 8358, Page 539, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 East Trinity Lane, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF OCTOBER, 2017.

James U. Rust, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES U. RUST, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020