Bill Garrett Davidson County
Batch# 24823 DEEDWARR
11/13/2017 09:47:49 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171113-0116001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Elaine C. Millican
Affiant

Subscribed and sworn to before me, this 10TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/20

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

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 NUMBERS
Ali Shahosseini	Ali Shahosseini (NAME)	07107019500 and 071070196
1707 Stillwater Circle (ADDRESS)	1707 Stillwater Circle (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 Ali Shahosseini, 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:

TRACT 1 (304 A E. TRINITY LN. - TAX MAP AND PARCEL NO. 071-07-0-195.00)
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 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 LOT FRONTS 50 FEET ON THE SOUTH SIDE OF TRINITY LANE AND RUNS BACK BETWEEN LINES 164.69 FEET, MORE OR LESS, ON THE WESTERLY LINE AND165.23 FEET, MORE OR LESS, ON THE EASTERLY LINE, TO THE NORTH MARGIN OF AN ALLEY ON WHICH IT MEASURES 50 FEET.
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS A PERMANENT RIGHT-OF-WAY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 8342, PAGE 699, 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 E.L. LAMB, ET UX, PROPERTY AND BEING HELD IN COMMON WITH JAMES COLE, ET UX, PROPERTY, PROCEED ALONG THE EASTERLY E. L. LAMB, ET UX, PROPERTY BOUNDARY HELD IN COMMON WITH JAMES COLE, ET UX, PROPERTY S 2 DEG. 49' 29" WEST, 5 FEET, TO A POINT; THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5759.58 FEET, A BACK TANGENT BEARING OF S 86 DEG. 27' 25" EAST, AND A LENGTH OF 50.01 FEET, TO A POINT IN THE WESTERLY E. L. LAMB, ET UX, PROPERTY BOUNDARY HELD IN COMMON WITH J. T. SATTERFIELD, ET UX, PROPERTY; THENCE, ALONG THE WESTERLY E. L. LAMB, ET UX, PROPERTY BOUNDARY HELD IN COMMON WITH J. T. SATTERFIELD, ET UX, N 2 DEG. 49' 29" EAST, 5 FEET, TO A POINT, SAID POINT BEING THE EXISTING NORTHWESTERLY CORNER OF THE E. L. LAMB, ET UX, PROPERTY AND BEING HELD IN COMMON WITH J. T. SATTERFIELD, 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 BEARING OF S 85 DEG. 57' 30" EAST, AND A LENGTH OF 50.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOTAL PERMANENT RIGHT-OF-WAY CONTAINING 250 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO IDEAL SOLUTIONS, LLC BY WARRANTY DEED FROM JAMES U. RUST, IV OF RECORD IN INSTRUMENT NO. 20171031-0111340 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2 (306 E. TRINITY LN. - TAX MAP AND PARCEL NO. 071-07-0-196.00)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST ONE-HALF OF LOT 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

WARRANTY DEED
(Continued)

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 & 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 SQAURE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO IDEAL SOLUTIONS, LLC BY WARRANTY DEED FROM JAMES U. RUST, IV OF RECORD IN INSTRUMENT NO. 20171031-0111339 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 304A & 306 East Trinity Lane, Nashville, TN 37207
(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 10th day of November, 2017.

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 Ideal Solutions, L.L.C. as Member.

Witness my hand and official seal, at office, on this the 10th day of November, 2017.

_____
Notary Public

My commission expires: 11/29/20

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER