STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 2017.

Notary Public
MY COMMISSION EXPIRES: 1/29/2020
File No. 17-0180D

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Bill Garrett Davidson County
Batch# 38015 DEEDWARR
12/18/2017 09:22:45 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20171218-0128331

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ideal Solutions, LLC, a Tennessee Limited Liability Company (NAME)	Ideal Solutions, LLC, a Tennessee Limited Liability Company (NAME)	61-15-310
3831 Gallatin Pike (STREET ADDRESS)	PO Box 4019 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37024 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rick Vu, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ideal Solutions, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8 on the Map of the Subdivision of Maplewood Home Tract, as of record in Plat Book 421, Page 174, Register's Office for said County.

Said Lot No. 8 fronts 100 feet, more or less, on the westerly margin of Gallatin Road, as widened, and extends back along lines as affected by the widening of Gallatin Road, 251.5 feet, more or less, on the northerly line along the southerly margin of Oak St., and 250.0 feet, more or less, on the southerly line to a line in the rear, which is the westerly or rear line of Lot 29 of said Subdivision, on which it measures 76.4 feet.

BEING the same property conveyed to Rick Vu and wife, Sharon Vu; as tenants by the entirety from Inglewood Baptist Church, by Deed dated October 27, 2010, as Instrument No. 20101103-0088090, in the Register's Office for Davidson County, Tennessee.

FURTHER, BEING the same property conveyed to Rick Vu from Sharon Vu, a/k/a Sharon Nicole Vu n/k/a Sharon Riley, by Quitclaim Deed dated April 12, 2017, as Instrument No. 20171213-0126864, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 174, Register's Office for Davidson County, Tennessee.

2. Memorandum Agreement as recorded Instrument Number 201011030088085, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer / storm drainage recorded in Book 4319, page 885, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3831 Gallatin Pike, Nashville, TN 37216.

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. Whenever 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, 2017.

X _____

Rick Vu

December 14, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 14th day of December, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066