WARRANTY DEED

Bill Garrett Davidson County
Batch# 86747 **DEEDWARR**
05/01/2018 09:46:18 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180501-0040892

J-RR-18-6361-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Elaine C Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2018.

Notary Public

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

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
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	**Ideal Solutions, LLC**	
(NAME)	(NAME)	
PO Box 4019	**PO Box 4019**	**091-09-0-138.00** **091-09-0-273.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	**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, **JOYCE M. HARGROVE, AN UNMARRIED WOMAN,** 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:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 9 on the unrecorded Map of Ivy's Re-Subdivision of Lot No. 4 and par of Lot No. 3 on the Map of the Re-Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in book 332, Page 58, Register's Office for said County, and described according to said unrecorded plan as follows:

BEGINNING at a point in the Southerly margin of Ivy Street, being at the northwest corner of Lot No. 10 on the unrecorded Map of Ivy's Re-Subdivision: thence with the margin of said street westerly 50 feet to a point; thence southerly 190 feet to a fence line, said point 560 feet east of the present easterly margin of Croley Drive as changed and established in the deed of record to Davidson County in Book 1389, Page 689, said Register's Office; thence easterly along said fence line 50 feet to a point; being the southwest corner of Lot #10 northerly along the westerly line of Lot No. 10, 190.0 feet, to the point of beginning.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 10 on the unrecorded Map of Ivy' Re-Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 332, Page 58, Register's Office for said County, and described according to said unrecorded plan as follows:

Beginning at a point in the southerly margin of Ivy Street, being the northeast corner of the property conveyed to Joe H. Kelly by deed from Marvin L. Ferguson as of record in Book 2996, Page 312, said point also being in the original east line of the property conveyed to J. Fred Ivy and wife, Sarah Mae Ivy by deed from F. L. Hutton and wife, of record in Book 663, page 111, Register's Office of Davidson County, Tennessee; thence with the margin of Ivy Street westerly 50 feet to a point; thence corner of Lot No. 9 as of record in Book 8184, page 515, Register's Office of Davidson County, Tennessee; thence with the boundary of said Lot 9, southerly 190.0 feet to a point in a fence line; thence easterly along said fence line 50 feet to a point in another fence line; thence with the last mentioned fence line northerly 190.3 feet to the beginning.

Tract 1:
Being the same property conveyed to Joyce M. Hargrove, by Warranty Deed from Joe H. Kelley, an unmarried person, of record in Book 8184, Page 515, in the Register's Office of Davidson County, Tennessee, dated August 29, 1990 and recorded August 29, 1990.

Tract 2:
Being the same property conveyed to Joyce Hargrove, by Warranty Deed from Vernon Spicer and wife, Mary C. Spicer, of record in Book 10183, Page 539, in the Register's Office of Davidson County, Tennessee, dated September 5, 1996 and recorded on September 9, 1996.

Joyce Hargrove and Joyce M. Hargrove are one in the same.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **6361 Ivy Street and 6363 Ivy Street, Nashville, Tennessee 37209**. 6363 JH

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 27th DAY OF APRIL, 2018.

Joyce M. Hargrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE M. HARGROVE, 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 27th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212