WARRANTY DEED

Bill Garrett Davidson County
Batch# 95383 DEEDWARR
05/22/2018 10:18:54 AM 2 pgs
Fees: $13.00 Taxes: $1,615.05

20180522-0048865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ideal Solutions, LLC	Same as New Owner	06107004800
(NAME)	(NAME)	
P O Box 4019		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey L. Hiam, Co-Trustee of the Hiam Family Revocable Living Trust dated April 22, 2013, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ideal Solutions, LLC, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 4 and 5 of Block "H" on the map of Broadmoor Section Two, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Said Lots 4 and 5 fronts 125 feet on the westerly side of Gallatin Road and runs back between parallel lines along the southerly margin of Maiquin Drive, 165 feet to a dead line.

Being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013 from Philip Kelly, Substitute Trustee by Trustee's Deed dated May 10, 2018 of record in Instrument No. 20180510-0044974, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ideal Solutions, LLC from RLMS, LLC by Quitclaim Deed dated November 21, 2017 of record in Instrument No. 20180105-0001643, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to RMLS, LLC from Luis Del Mazo, Sr., and wife, Cathy G. Clark by Warranty Deed dated October 6, 2016 of record in Instrument No. 20161012-0108043, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BROADMOOR, SECTION TWO, OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantor named herein*****

unimproved ☐

This is improved ☑ property, known as 4605 Gallatin Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2018-1459
GRE TN Warranty Deed

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, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 hand this 18th day of May, 2018.

Aubrey L. Hiam
Co-Trustee of the Hiam Family Revocable Living
Trust dated April 22, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **Aubrey L. Hiam,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Trustee** of the Hiam Family Revocable Living Trust dated April 22, 2013, the within named bargainor, and he as such **Co-Trustee** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as Co-Trustee.

WITNESS my hand and seal, this 18th day of May, 2018.

My Commission Expires:
7-5-2021

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115