Bill Garrett Davidson County
Batch# 103325 DEEDWARR
06/12/2018 10:46:52 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180612-0056283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 23RD DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

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
Infill Homes, LLC, a Tennessee Limited Liability Company	New Owner	091-09-0-138.00 (TRACT 1)
	(NAME)	
1113 Murfreesboro Road, Ste 106-331		091-09-0-273.00 (TRACT 2)
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(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, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Infill Homes, LLC, a Tennessee Limited Liability Company, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS A & B, 6361 IVY STREET TOWNHOMES, AS ESTABLISHED BY DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 6361 IVY STREET TOWNHOMES, SHOWN ON EXHBIT "B' OF RECORD IN INSTRUMENT NO. 20180510-0044945, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS A & B, 6363 IVY STREET TOWNHOMES, AS ESTABLISHED BY DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 6363 IVY STREET TOWNHOMES, SHOWN ON EXHBIT "B' OF RECORD IN INSTRUMENT NO. 20180510-0044947, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO IDEAL SOLUTIONS, LLC BY WARRANTY DEED FROM JOYCE M. HARGROVE, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT 20180501-0040892, REGISTERS OFFICE , DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 6361 & 6363 Ivy Street, Nashville, TN 37209-1725
(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

WARRANTY DEED
(Continued)

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 23rd day of May, 2018.

Ideal Solutions, LLC, a Tennessee Limited Liability Company

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 the Ideal Solutions, LLC as Member.

Witness my hand and official seal, at office, on this the 23rd day of May, 2018.

_____
Notary Public

My commission expires: 1/29/2020

STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072