THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $285,000.00 Affiant Subscribed and sworn to before me, this 9th day of November 2015. Notary Public My Commission Expires:

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

BILL GARRETT, Davidson County
Trans:T20150096308 DEEDWARR
Recvd: 11/12/15 12:24 2 pgs
Fees:13.00 Taxes:1054.50
20151112-0114996

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
IDEAL PROPERTIES, LLC 4206 ELKINS AVENUE, UNIT A NASHVILLE, TN 37209	NEW OWNER	Tax Parcel ID No. 091-15-0-075.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ADAM DEAL, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IDEAL PROPERTIES, LLC, A Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being more particularly described according to a survey by John B. Kohl, III, dated February 17, 1994 as follows:

Beginning at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence, from said point with the line of Glasgow property (Book 4974, page 435, said Register's Office), East 90 feet, more or less, to a point; thence, southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, page 806, said Register's Office); thence, with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence, with said margin 90 feet to the point of beginning.

Being the same property conveyed to JAMES ADAM DEAL, by deed from CANDACE L. COMBS GLADING, A MARRIED WOMAN, of record in Instrument No. 20040810-0096670, dated August 4, 2004, said Register's Office.

This is improved property commonly known as: **238 54th Ave North, Nashville, TN 37209.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2015.

JAMES ADAM DEAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JAMES ADAM DEAL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of November, 2015.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: _____