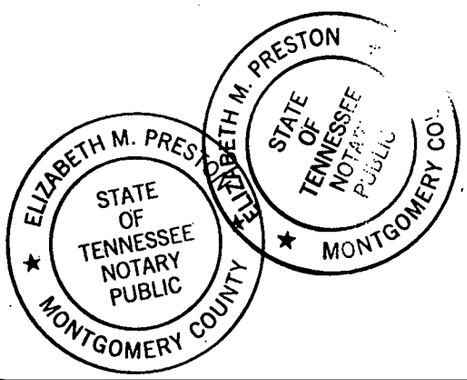
THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Shelby Lambert Affiant Subscribed and sworn to before me, this 31st day of March, 2016. Notary Public My Commission Expires: 10/14/19

WARRANTY DEED

Address New Owner: Ideal Properties, LLC 778 Princeton Hills Dr. Brentwood, TN 37027	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-11-0-267.00

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, **JASON S. ROBERSON, AS SOLE HEIR OF CHERYL L. HAAN,** ("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:

Land in Davidson County, Tennessee, being Lot Nos. 902 and 904, of Block 122 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CHERYL L. HAAN, by deed from CODY WALKER AND WIFE, KRISTIN WALKER, of record in Instrument No. 20150430-0038937, dated April 29, 2015, said Register's Office. The said Cheryl L. Haan having since died intestate on or about December 30, 2015 leaving said property to Jason S. Roberson, the only heir at law of Cheryl L. Haan. For further reference see Affidavit of Heirship of record in Instrument No. *, said Register's Office. *20160401-0031261

This is improved property commonly known as: **5001 Georgia Avenue, 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 Grantee, 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.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160026647 DEEDWARR
Recvd: 04/01/16 14:59 2 pgs
Fees:13.00 Taxes:925.00
20160401-0031262

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2016.

JASON S. ROBERSON,
AS SOLE HEIR OF CHERYL L. HAAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 31st day of March, 2016.

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

Notary Public

My Commission Expires: _____