BILL GARRETT, Davidson County
Trans:T20160062269 DEEDWARR
Recvd: 07/20/16 09:14 2 pgs
Fees:13.00 Taxes:1106.30
20160720-0074579

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2016.

Notary Public

My commission expires: 3-6-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Sladyk	New Owner	**07110010200**
605 Vester Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Poplar Street Properties LLC, a Tennessee Limited Liability Comapny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Sladyk, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the map of Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn, as of record in Book 57, Page 126, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the northerly side of Vester Avenue and runs back 150 feet on the easterly line and 157 feet on the westerly line to a dead line, measuring 50.4 feet thereon.

Being the same property conveyed to Poplar Street Properties LLC, a Tennessee Limited Liability Company, from Manzura Ismoilova, single, by Warranty Deed dated December 1, 2015 of record in Instrument No. 20151204-0122652, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 605 Vester Avenue, Nashville, TN 37207.

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 in 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 15th day of July, 2016.

SOLE MEMBER

Poplar Street Properties LLC
By: Troy Stackhouse
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Troy Stackhouse** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is Sole Member of Poplar Street Properties LLC and that he is authorized by Poplar Street Properties LLC to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of July, 2016.



Notary Public
My Commission Expires: 12/27/19