BILL GARRETT, Davidson County
Trans:T20160086321 DEEDWARR
Recvd: 09/30/16 14:57 2 pgs
Fees:13.00 Taxes:1359.75
20160930-0103517

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erika Jean Wraley f/k/a Erika Jean Hunt and Christopher Dean Wraley, wife and husband,** hereinafter called the **Grantors** have bargained and sold, and by these presents do hereby transfer and convey unto **Ideal Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of 48th Avenue North Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 48th Avenue North Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130507-0046120, and amendment of record in Instrument No. 20130516-0049517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 48th Avenue North Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130507-0046120, and amendment of record in Instrument No. 20130516-0049517, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made part here of the same as through copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Erika Jean Hunt and Christopher Dean Wraley, both unmarried, as Tenants in Common with Right of Survivorship by Warranty Deed from Matthew Bryan Eads, married, dated June 6, 2014, of record in Instrument No. 20140610-0050267, Register's Office for Davidson County, Tennessee. Erika Jean Wraley f/k/a as Erika Jean Hunt is now married to Christopher Dean Wraley.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4708 Indiana Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whatsoever. Wherever 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, Grantors have executed this instrument on this 30th day of September, 2016.

Erika Jean Wraley

Christopher Dean Wraley

State of Tennessee)
County of Davidson)

On this 30th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Erika Jean Wraley and Christopher Dean Wraley, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to the within names bargainors.

Notary Public

My Commission Expires: _____

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 367,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of September, 2016.

Notary Public

My Commission Expires: 12/6/16

MEREDITH DURHAM MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ideal Properties, LLC 414 37th Ave. N, Unit A Nashville, TN 37209		91-11-B-1.00