THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Eric Shell Affiant Subscribed and sworn to before me, this 15th day of April, 2019. J. Brandon Miller Notary Public My Commission Expires: 5-2-22

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 05-02-2022

Karen Johnson Davidson County
Batch# 219840 DEEDWARR
04/18/2019 03:12:30 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190418-0035992

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Eric Shell 4708 Indiana Ave Nashville, TN 37209	~~New Owner~~ c/c MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	Tax Parcel ID No. 091-11-0B-001.00 CO

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, **IDEAL PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ERIC SHELL, AN UNMARRIED MAN** ("Grantee"), his 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 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 as 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 Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ERIKA JEAN WRALEY F/K/A ERICKA JEAN HUNT AND CHRISTOPHER DEAN WRALEY, WIFE AND HUSBAND, of record in Instrument No. 20160930-0103517, dated September 30, 2016, said Register's Office.

This is improved property commonly known as: **4708 Indiana Ave Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and 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, his successors, heirs and assigns, forever.

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 15th day of April, 2019.

IDEAL PROPERTIES, LLC

Adam Deal, Sole Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ADAM DEAL**, 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 the Sole Member of **IDEAL PROPERTIES, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand and official seal at office this 15th day of April, 2019.

Notary Public
My Commission Expires: _____

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022