THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $319,900.00
Karen Johnson Davidson County Batch# 236854 DEEDWARR 05/31/2019 08:58:06 AM 2 pgs Fees: $13.00 Taxes: $1,183.63 20190531-0051678	Affiant Subscribed and sworn to before me, this 30 day of May, 2019. Notary Public My Commission Expires: 11/17/20

CHRISTINE N. MARON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Michael R. Vacek and Susan W. Vacek 5001 Georgia Ave Nashville, TN 37209	New Owner 8956 Sawyer Brown Rd. Nashville, TN 37221	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, **IDEAL PROPERTIES, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL R. VACEK AND SUSAN W. VACEK, HUSBAND AND WIFE** ("Grantees"), their 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 No. (s) 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, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by warranty deed from JASON S. ROBERSON, AS SOLE HEIR OF CHERYL L. HAAN, of record as Instrument No. 20160401-0031262, dated March 31, 2016, and recorded on April 1, 2016 said Register's Office.

This is improved property commonly known as: **5001 Georgia 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 Grantees, their 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 Grantees, their 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 30th day of May, 2019.

IDEAL PROPERTIES, LLC

James 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 **JAMES 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 30th day of May, 2019.

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

Notary Public
My Commission Expires: _____