THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 402500 DEEDWARR 05/19/2020 09:54:30 AM 3 pgs Fees: $18.00 Taxes: $1,357.90 20200519-0051643	STATE OF TN) COUNTY OF WILSON) The actual consideration or value, whichever is greater, for this transfer is: $367,000.00 Affiant Subscribed and sworn to before me, this 14th day of April, 2020. Notary Public My Commission Expires: 5-2-21 TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Thomas Murphy 238 54th Ave N. Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-15-0-075.00

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 **THOMAS MURPHY,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 24th Council District of Davidson County, Tennessee, and being more particularly described, according to a survey by John B. Kohl, III, dated February 17, 1994, as follows:

Beginning at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence, from said point with the line of Glasgow property (Book 4974, page 435, said Register's Office), East 90 feet, more or less, to a point; thence, southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, page 806, said Register's Office); thence, with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence, with said margin 90 feet to the point of beginning.

Being the same property conveyed to IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES ADAM DEAL, UNMARRIED, of record as Instrument No. 20151112-0114996, dated November 9, 2015, said Register's Office. IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed said property to JAMES ADAM DEAL AND ANGELA PICKNEY DEAL, by quitclaim deed of record as Instrument No. 20190807-0078601, dated July 31, 2019, said Register's Office. Further being the same property conveyed to IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from JAMES ADAM DEAL AND ANGELA PICKNEY DEAL, of record in Instrument No. 20200224-0020338, dated November 5, 2019, said Register's Office.

This is improved property commonly known as: **238 54th Ave N. 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 14th day of April, 2020.

IDEAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: 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, A TENNESSEE LIMITED LIABILITY COMPANY** 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 14th day of April, 2020.

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

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

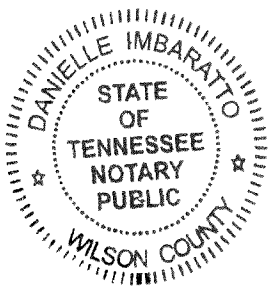
state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).