WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,240.19

Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-ZR-09-0249

THIS INSTRUMENT WAS PREPARED BY
~~Reddy~~ Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd E. Ohlhauser	New owner (NAME)	
249 33rd Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-13-401.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DREAMINC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD E. OHLHAUSER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 94, RESUBDIVISION OF LOT 94, HORTENSE PLACE AND PARCEL 416.01, MAP 92-13, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 167, AMENDED AT INSTRUMENT NO. 20080515-0050223, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOSEPH J. KOVALICK II, A MARRIED MAN TO DREAMINC. AS RECORDED ON THE 10TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050810-0094787 AND PART OF WARRANTY DEED FROM BRETT H. MASSEY, UNMARRIED TO JOSEPH J. KOVALICK II, A MARRIED MAN AS RECORDED ON THE 4TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050404-0036552, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 249 33rd Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090026880 DEEDWARR
Recvd: 04/23/09 14:43 2 pgs
Fees:13.00 Taxes:2442.89
20090423-0037014

Witness my/our hand(s) this 2nd day of April, 2009.

DreamInc.

BY: _____ PRES.
Joseph Kovalick, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of April, 2009, before me personally appeared Joseph Kovalick, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of DreamInc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2009.

_____
Notary Public

My Commission Expires: 9/3/12

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

