Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Guy Skinny, LLC
61 Valeria St
Nashville, TN 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, ____

BILL GARRETT, Davidson County
Trans:T20090079983 DEEDWARR
Recvd: 11/25/09 08:35 3 pgs
Fees:18.00 Taxes:92.50
20091125-0108216

MAP 119-6
GROUP
PARCEL 115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marcus E. Gambrell, Jr.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Guy Skinny, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Sterling Heights, Section Five, of record in Plat Book 1835, page 37, Register's Office, Davidson County, Tennessee.

Said Lot No. 201 fronts 75 feet on the southerly margin of Valeria Street and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Marcus E. Gambrell, Jr. by deed from Gary Edwin A. Brogden of record in Instrument no.20091112-0104475, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **61 Valeria Street, Nashville, Tennessee 37210.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

WITNESS my hand this the **17th** day of **November, 2009.**

Marcus E. Gambrell, Jr.

Marcus E. Gambrell, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marcus E. Gambrell, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of November, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2009.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.