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

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

ADDRESS NEW OWNER:
Kevin Seats
105 Meadow Pointe E
Hendersonville TN 37075

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 72-10
GROUP
PARCEL 2

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, **GuySkinny LLC, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kevin Seats**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Dozier Place Subdivision, of record in Plat Book 974, page 51, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to GuySkinny LLC by deed from Vernon E. Lyle of record in Instrument No. 20100106-0001007, 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 2010 and subsequent years.

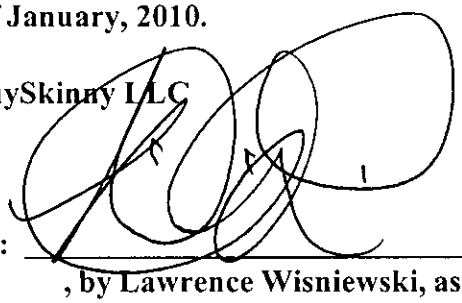
This is **improved** property known as **1017 Dozier Place, Nashville, Tennessee 37216.**

BILL GARRETT, Davidson County
Trans:T20100007161 DEEDWARR
Recvd: 02/04/10 13:24 3 pgs
Fees:18.00 Taxes:157.25
20100204-0009074

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

WITNESS my hand this **the 15th** day of **January, 2010.**

GuySkinny LLC



By: _____

, by Lawrence Wisniewski, as CEO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lawrence Wisniewski** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be CEO of **GuySkinny LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 15th day of January, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $42,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2010.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.