BILL GARRETT, Davidson County
Trans:T20110065196 DEEDWARR
Recvd: 10/18/11 15:43 2 pgs
Fees:13.00 Taxes:142.45
20111018-0081132

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $38,500.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2011. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2013

Address New Owner As Follows: DY Properties II, LLC 618 41st Avenue Nashville, TN 37209	Send Tax Bills To: DY Properties II, LLC P.O. Box 1283 Nashville, TN 37209	Map-Parcel Number: 091 12 0 289.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMAY OZARI**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DY PROPERTIES II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, being Lot No. 10 on an unregistered plan of Mary Harwell's Subdivision of the west part of Lot No. 7 and part of Lot No. 11 on said Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, described as follows:

Beginning on the easterly margin of 41st Avenue North, at a point 450 feet northerly from the northerly margin of Delaware Avenue; thence with the easterly margin of said 41st Avenue North, northwardly 50 feet to the corner of Lots Nos. 10 and 11 on said unregistered plan; thence eastwardly with the line between said two lots, 200 feet to the westerly margin of an alley; thence with said alley, southwardly 50 feet to the corner of

Lots Nos. 9 and 10; thence westwardly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to Tamay Ozari by deed from Alec McDougall, dated July 29, 2004, recorded July 30, 2004, as Instrument No. 20040730-0091843, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor or the spouse of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 21, page 35, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **618 41st Avenue, Nashville, TN 37209.**

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, their successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of October, 2011.

Tamay Ozari

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMAY OZARI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of October, 2011

(Seal)

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014