This Instrument Prepared By:
HomeSouth Title, Inc.
512 Madison Street
Clarksville, TN 37040

SPECIAL WARRANTY DEED

F&M Real Estate Transfer Corporation
To
The Urban Juicer, LLC

FOR AND IN CONSIDERATION, of the sum of TEN DOLLARS ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **F&M Real Estate Transfer Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **The Urban Juicer, LLC, a Tennessee limited liability company** hereinafter called the Grantee, its successors and/ or assigns, a certain parcel of land located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 15 feet of Lot No. 5, Block No. 3 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 6 and part of Lot No. 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet (actual field measure being 156 feet), more or less, to an alley.

Being the same property conveyed to F & M Real Estate Transfer Corporation by Foreclosure Deed from Jonathan R. Vinson, Substitute Trustee dated June 14, 2012 and file of record in Instrument No. 20120628-0056848, Register's Office for Davidson County, Tennessee.

Map and Parcel No. 105 14 0 080.00

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, it successors and/or assigns, forever.

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20120053867 DEEDWARRSP
Recvd: 07/23/12 11:42 2 pgs
Fees:13.00 Taxes:1498.50
20120723-0064427

WITNESS WHEREOF, Grantor has hereunto signed on this the 13th day of July, 2012

GRANTOR:
F&M Real Estate Transfer Corporation

By: David Thomas
Title: Vice President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, David Thomas, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the **Vice President of F&M Real Estate Transfer Corporation** (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 13th day of July, 2012.

WITNESS MY HAND, at office, this 13th day of July, 2012.

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public: Jonathan R. Vinson
My Commission Expires:

Name & Address of
Property Owner:
The Urban Juicer, LLC
2139 Chickering Lane
Nashville, TN 37215

Name & Address of Person
Responsible for Payment of Taxes (if different)

new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property Transferred, whichever is greater is **$405,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Subscribed and sworn to before me this13th day of July, 2012.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:

My Commission Expires: 01/07/2013