THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091822**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $55,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2012. Notary Public My Commission Expire

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20120074197 DEEDWARR
Recvd: 10/02/12 08:55 2 pgs
Fees:13.00 Taxes:203.50
20121002-0089507

WARRANTY DEED

Address New Owner: Ooyah, LLC, by H. Elliott Turner, Jr. 1010 Elvira Ave Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-6-131.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris C. Powell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ooyah, LLC** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Westerly 50 feet of the Easterly 150 feet of Lot No. 7 on the corrected Map of E. J. Childer's Subdivision of J. H. Ambrose's Tract, as of record in Book 332, Page 134, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the Southerly side of Elvira Avenue, and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Walter J. Powell and wife, Doris C. Powell by Warranty Deed from Arlin L. McRae, recorded on the 29th day of January, 1996 in Deed Book 9929, Page 63, in the Register's Office of Davidson County, Tennessee. The said Walter J. Powell having since died.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CORRECTED PLAT OF E.J. CHILDERS SUBDIVISION OF J.H. AMBROSE TRACT, as recorded in Plat Book 332, Page(s) 134.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Agreement for Dedication of Easement recorded in Book 4277, Page 750.

This is improved property located at 1010 Elvira Ave Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2012.

Doris C. Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doris C. Powell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014