BILL GARRETT, Davidson County
Trans:T20130071831 DEEDWARR
Recvd: 08/20/13 11:52 2 pgs
Fees:13.00 Taxes:703.00
20130820-0087650

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2013.

Notary Public
My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel Ann Owen 1010 Elvira Ave Nashville TN 37216	New Owner	Tax Parcel ID No. 072-06-0 131.00

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, **Ooyah, LLC, a California limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Ann Owen, an unmarried woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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.

Being the same property conveyed by Warranty Deed from Doris C. Powell to Ooyah, LLC as recorded on the 2nd day of October, 2012 in Instrument No. 20121002-0089507 and Warranty Deed from Arlin L. McRae to Walter J. Powell and wife, Doris C. Powell as recorded on the 29th day of January, 1996 in Deed Book 9929, Page 63, in the Register's Office of Davidson County, Tennessee.

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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the 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.

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 19th day of August, 2013.

Ooyah, LLC

By: Ashli Hyta, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashli Hyta, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Member of Ooyah, LLC, 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.

Witness my hand, at office, this 19th day of August, 2013.

Notary Public

My Commission Expires: 9-9-2014

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