BILL GARRETT, Davidson County
Trans:T20140072058 DEEDWARRSP
Recvd: 09/25/14 13:21 5 pgs
Fees:28.00 Taxes:2544.25
20140925-0088437

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Juiceland Holdings, LLC 2206 8th Avenue South Nashville, TN 37204	same	105 14 0 080.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN R. CHEADLE, JR., in his capacity as receiver for THE URBAN JUICER, LLC, a Tennessee limited liability company, and not in his individual capacity, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JUICELAND HOLDINGS, LLC, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A.

This is improved property known as 2206 8th Avenue South, Nashville, Tennessee 37204.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

JOHN R. CHEADLE, JR. was appointed receiver for THE URBAN JUICER, LLC by

Agreed Order of Appointment of Receiver, entered in the Chancery Court for the 20th Judicial District of Tennessee, Metropolitan Nashville - Davidson County, Tennessee in the case *Celeste Krenz v. Lee Horrocks and The Urban Juicer, LLC*, Case No. 13-1702-I (the "Chancery Court Case"), of record as Instrument No. 20140925 - 0088435, Register's Office for Davidson County, Tennessee.

GRANTOR covenants with the said GRANTEE that this deed is executed and delivered pursuant to and the conveyance of the subject property is authorized by that certain Order Granting Motion of Receiver to Approve Sale of the Assets of The Urban Juicer, LLC, entered in the Chancery Court Case, of record as Instrument No. 20140925 -0088436 Register's Office for Davidson County, Tennessee.

Whenever 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 the execution of this Deed by the undersigned this the 24th day of September, 2014.

GRANTOR:

John R. Cheadle, Jr. in his capacity as receiver for The Urban Juicer, LLC. and not in his individual capacity

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, John R. Cheadle, Jr., receiver and not in his individual capacity, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the receiver for The Urban Juicer, LLC, a limited liability company, and acknowledged that he executed the foregoing instrument for the purposes therein contained in his capacity as receiver.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 25th day of September, 2014.

Ginger Fox
Notary Public

GINGER M. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-08-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $687,635.

Affiant

Sworn to and subscribed before me this 25th day of September, 2014.

Notary Public

GINGER M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 03-08-16

Exhibit A

Legal Description

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 The Urban Juicer, LLC by Special Warranty Deed from F&M Real Estate Transfer Corporation dated July 13, 2012 and recorded as Instrument No. 20120723-0064427, Register's Office for Davidson County, Tennessee.