BILL GARRETT, Davidson County
Trans:T20120030484 DEEDWARR
Recvd: 04/26/12 09:16 3 pgs
Fees:18.00 Taxes:1054.50
20120426-0035652

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
23782-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael J. Mitchell Teresa L. Mitchell 1136 Cross Creek Dr. Franklin, TN 37067	New Owner	10311001500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, G&C INVESTMENTS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL J. MITCHELL and wife, TERESA L. MITCHELL, collectively hereinafter called the Grantees, their heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No.15 on the Plan of Resubdivision of Reserved Parcel "D" on the Recording of Interstate Park South, as of record in Book 4460, Page 106, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> This improved commercial property known as 328 Hill Avenue, Nashville, Tennessee 37210.
>
> Being part of the same property conveyed to G&C Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed executed by JohnsonDiversey, Inc., a Delaware corporation, dated October 1, 2007, of record as Instrument No. 20071001-0116787, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind themselves, its successors, heirs and/or assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 25th day of April, 2012.

G&C INVESTMENTS, LLC
a Tennessee limited liability company

By: _____
William E. Faeth, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Faeth, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of G&C Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office this 25th day of April, 2012.

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

_____
Affiant

Subscribed and sworn to before me this 25th day of April, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/24/13

EXHIBIT "A"

Permitted Encumbrances

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map and Parcel No. 106-11-0-015-00.

2. Subject to matters shown on the Plan of record in Book 4460, Page 106, Register's Office for Davidson County, Tennessee.

3. Lack of direct access to I-24, a controlled access highway from the premises in question, such right of access having been granted to the State of Tennessee, by deed recorded in Book 3072, Page 511, Register's Office for Davidson County, Tennessee; and so conveyed in Book 3435, Page 143, said Register's Office.

4. Matters disclosed on survey prepared by Cherry Land Surveying, dated February 27, 2012, signed by R. Scot Cherry, R.L.S. No. 1512, bearing Job Number 12043-MHC, last revised March 23, 2012.