This Instrument Was Prepared By:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property conveyed (whichever is greater) is $237,500.00.

Edward C. Galbreath, Jr.

BILL GARRETT, Davidson County
Trans:T20130099702 DEEDWARR
Recvd: 11/25/13 13:39 14 pgs
Fees:73.00 Taxes:878.75
20131125-0120956

Sworn to and subscribed before me, this 22nd day of November, 2013.

Notary Public
My Commission Expires: 1/6/14

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
John and Shannon Dunn 1023 Heathrow Lane Hendersonville, TN 37075	New Owner(s)	026-01-0-009.00 026-01-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EDWARD C. GALBREATH, JR., ROBERT R. GALBREATH, MARY ELLA GALBREATH, JOHN GALBREATH, ANNE GALBREATH, CATHY FISHER, ALFRED VANCE DOUGLAS, JR., SUSAN DOUGLAS DAY, HARRY DEWAYNE DAY, GAYLE DOUGLAS BAILEY, KAY DOUGLAS BECRAFT, LOWELL HARRISON BECRAFT, JR., ANITA LYNN TATE, TONY EUGENE TATE, JAN LAURIE TAYLOR, and GALBREATH BROS. PLUMBING CO., INC., a Tennessee business corporation (collectively, "Grantor"), have bargained and sold, and by these presents, hereby transfer and convey unto JOHN DUNN AND WIFE, SHANNON DUNN, both residents of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

Tract I of the Subject Property is improved property known as 106 East Avenue, Goodlettsville, Davidson County, Tennessee 37072. Tract II of the Subject Property is improved property known as 120 South Main Street, Goodlettsville, Davidson County, Tennessee 37072.

Said Subject Property is conveyed to Grantee subject to all applicable building and zoning laws, any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Subject Property, present and future property taxes, and the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, its heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, to be effective as of November 22, 2013.

GRANTOR:

Edward C Galbreath Jr.
EDWARD C. GALBREATH, JR. Date 11/22/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, EDWARD C. GALBREATH, JR., the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 22 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

<Signatures and notary acknowledgments continue on the following pages.>

GALBREATH BROS. PLUMBING CO., INC.

By: Edward C Galbreath Jr.
Edward C. Galbreath, Jr., President

Date: 11/22/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Edward C. Galbreath, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of GALBREATH BROS. PLUMBING CO., INC., the within named bargainor, a Tennessee business corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 22 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

<Signature and notary acknowledgments continue on the following pages.>

Robert R. Galbreath 11/15/13
ROBERT R. GALBREATH Date

Mary Ella Galbreath 11/15/13
MARY ELLA GALBREATH Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared ROBERT R. GALBREATH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 15 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared MARY ELLA GALBREATH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 15 day of November, 2013.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

<*Signatures and notary acknowledgments continue on the following pages.*>

JOHN GALBREATH 11/18/13
Date

ANNE GALBREATH 11/18/13
Date

THE STATE OF ALABAMA)
Baldwin COUNTY)

and Anne

I, Stacy Odom, a Notary Public, hereby certify that JOHN GALBREATH, whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, ~~he~~ they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in Foley, Alabama, this 18 day of November, 2013.

Notary Public
Print: Stacy Odom

My Commission Expires: My Commission Expires 04/08/2017

STACY ODOM NOTARY PUBLIC ALABAMA STATE AT LARGE

THE STATE OF ALABAMA)
_____ COUNTY)

I, _____, a Notary Public, hereby certify that ANNE GALBREATH, whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in _____, _____, this ____ day of November, 2013.

Notary Public
Print: _____

My Commission Expires: _____

<Signatures and notary acknowledgments continue on the following pages.>

Cathy Fisher
CATHY FISHER

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me Cathy Fisher the undersigned, a Notary Public in and for the State and County aforesaid, CATHY FISHER, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 18 day of November, 2013.

Vanessa K Reeder
Notary Public

VANESSA K REEDER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMM. EXPIRES

My Commission Expires: 10-12-15

<Signatures and notary acknowledgments continue on the following pages.>

ALFRED VANCE DOUGLAS, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Terry Gilbert the undersigned, a Notary Public in and for the State and County aforesaid, ALFRED VANCE DOUGLAS, JR., the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this 20th day of November, 2013.

Notary Public

My Commission Expires: 3.3.15

TERRY GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 3, 2015

<Signatures and notary acknowledgments continue on the following pages.>

Susan Douglas Day 11/20/13
SUSAN DOUGLAS DAY Date

Harry Dewayne Day 11-20-13
HARRY DEWAYNE DAY Date

THE STATE OF ALABAMA)
Madison COUNTY)

I, Pamela D. Stephens, a Notary Public, hereby certify that SUSAN DOUGLAS DAY, whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in Huntsville, Alabama, this 20th day of November, 2013.

Pamela D. Stephens
Notary Public
Print: Pamela D. Stephens

My Commission Expires: Nov. 30, 2015

THE STATE OF ALABAMA)
Madison COUNTY)

I, Pamela D. Stephens, a Notary Public, hereby certify that HARRY DEWAYNE DAY, whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in Huntsville, Alabama, this 20th day of November, 2013.

Pamela D. Stephens
Notary Public
Print: Pamela D. Stephens

My Commission Expires: Nov. 30, 2015

<Signatures and notary acknowledgments continue on the following pages.>

Gayle Douglas Bailey 11-21-13
GAYLE DOUGLAS BAILEY Date

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me Tina Rodger the undersigned, a Notary Public in and for the State and County aforesaid, GAYLE DOUGLAS BAILEY, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Clarksville TN, Tennessee, this 21st day of November, 2013.

Tina Rodger
Notary Public

TINA RODGER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10-14-2015

<Signatures and notary acknowledgments continue on the following pages.>

Kay Douglas Becraft 11-21-13
KAY DOUGLAS BECRAFT Date

Lowell Harrison Becraft Jr.
LOWELL HARRISON BECRAFT, JR.

Date: Nov. 22, 2013

THE STATE OF ALABAMA)
Madison COUNTY)

I, Patricia P. Weeks, a Notary Public, hereby certify that KAY DOUGLAS BECRAFT, whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in Huntsville, Madison Co., AL, this 21st day of November, 2013.

Patricia P. Weeks
Notary Public
Print: Patricia P. Weeks

My Commission Expires: 4/30/2014

THE STATE OF ALABAMA)
MADISON COUNTY)

I, PATRICIA P. WEEKS, a Notary Public, hereby certify that LOWELL HARRISON BECRAFT, JR., whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in Huntsville, Madison County, Alabama this 22nd day of November, 2013.

Patricia P. Weeks
Notary Public
Print: Patricia P. Weeks

My Commission Expires: 4-30-2014

<Signatures and notary acknowledgments continue on the following pages.>

11.19.13
ANITA LYNN TATE Date

Signed, sealed, and delivered in the presence of:

_____ (Seal)

_____ (Seal)

Witness Print Name

Notary Public Print Name

(Seal) Jennifer Green

JENNIFER GREEN
Notary Public
Hall County
State of Georgia
My Commission Expires Mar 13, 2017

11-19-13
TONY EUGENE TATE Date

Signed, sealed, and delivered in the presence of:

_____ (Seal)

_____ (Seal)

Witness Print Name

Notary Public Print Name

(Seal) Jennifer Green

JENNIFER GREEN
Notary Public
Hall County
State of Georgia
My Commission Expires Mar 13, 2017

<Signatures and notary acknowledgments continue on the following page.>

Jan Laurie Taylor 11/18/2013
JAN LAURIE TAYLOR Date

THE STATE OF ALABAMA)
Madisson COUNTY)

I, Deborah Harvell, a Notary Public, hereby certify that JAN LAURIE TAYLOR, whose name signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument or conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, at office in Huntsville, Alabama, this 18th day of November, 2013.

Deborah Harvell
Notary Public
Print: Deborah Harvell

My Commission Expires: 03/01/2016

<Exhibits A and B appear on the following pages.>

DEBORAH HARVELL NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A
DESCRIPTION OF SUBJECT PROPERTY

TRACT I

LYING in the 10th Civil District of said County, near Goodlettsville, beginning at a point on the northerly margin of East Avenue, formerly Hudson Avenue, 129 feet east of the easterly margin of U.S. Highway No. 41, or Main Street; thence North 6° West, 85 feet to a point; thence North 74° East, 40.8 feet to a point; thence South 6° East, 95 feet to the north margin of East Avenue; thence with the margin of the same, North 88 1/2° West, 40 feet to the beginning.

BEING the same property conveyed to E. C. Galbreath, Sr. and wife, Lucile Derseweh Galbreath, and E. C. Galbreath, Jr. (who is one and the same as Edward C. Galbreath, Jr.) and wife, Mary Dunn Galbreath, by deed of record in Book 2337, page 537, in the Register's Office for Davidson County, Tennessee. Said E. C. Galbreath, Sr. and wife, Lucile Derseweh Galbreath, having since died and Mary Dunn Galbreath having since died, as further evidenced and explained in that certain Affidavit of Heirship of record in Instrument No. 20131125-0120955, said Register's Office.

TRACT II

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, City of Goodlettsville, more specifically set forth and described as Tract #1 on the Plan of the Hicks-Galbreath Subdivision of record in Book 6200, page 612, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the northerly margin of East Street, a corner to the property of Galbreath Bros. Plumbing Co., Inc., of record in Deed Book 2337, page 537, Register's Office for Davidson County, Tennessee; thence, with the northerly margin of East Street North 84° 11' 10" West, 18.92 feet to a point, a corner to the property of E. S. Hunter of record in Deed Book 1422, page 439, said Register's Office; thence, North 2° 19' 23" West, 52.83 feet to an iron pin; thence, South 88° 03' 49" West, 37.86 feet to an iron pin; thence, North 1° 22' 24" East, 23.37 feet to an iron pin; thence, North 2° 02' 11" East, 57.13 feet to an iron pin; thence, South 88° 05' 30" West, 96.27 feet to a railroad spike in the easterly margin of Dickerson Pike; thence, with said margin of said pike, North 3° 37' 30" West, 45.50 feet to a PK nail; thence, North 86° 22' 30" East, 173.39 feet to a concrete monument; thence South 1° 25' 30" East, 96.75 feet to a concrete monument; thence South 81° 22' 39" West, 40.29 feet to an iron pin; thence, South 2° 03' 47" East, 85.00 feet to the point of beginning, being 0.33 acres, more or less, or 14,567 square feet.

INCLUDED WITHIN THE DESCRIPTION ABOVE BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING PROPERTY: The property conveyed to David T. Hooper, Trustee, from Galbreath Brothers Plumping Co., Inc., by deed of record in Book 10454, page 316, said Register's Office.

BEING the same property to Galbreath Bros. Plumbing Co., Inc., by deed of record in Book 7332, page 89, said Register's Office.

EXHIBIT B
EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. 2014 and all subsequent years property taxes, a lien but not yet due and payable. (Tracts I and II)

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4468, page 400, said Register's Office. (Tract I).

3. No representation is afforded as to the acreage or square footage contained in the Subject Property. (Tract II)

4. Matters shown on the Plan of record in Book 6200, page 612, said Register's Office. (Tract II)