Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
B & C Investments, LLC 213 N. Main Street Goodlettsville, TN 37072	Same as New Owner	Map:181-6 Parcel:184.00, 187.00, 188.00, & Map: 191-3 Parcel : 26.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C. 315 Deaderick Street, Suite 1700, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Goodlettsville Antique Mall Another Era, LLC** ("Grantor"), a Tennessee limited liability company has bargained and sold, and hereby transfer(s) and convey(s) to **B & C Investments, LLC** ("Grantee"), a Tennessee limited liability company, and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to that survey prepared by Jimmy W. Springer, TN RLS # 825, Ragan-Smith Associates, Inc., 315 Deaderick Street, Nashville, TN 37206, Job No. 93-103, dated July 8. 1993, Boundary Line Agreement, 10-foot easement for drainage along the easterly line described in Exhibit C and all matters contained in that instrument of record in Book 9046, page 979, Register's Office for Davidson, Tennessee; all matters as shown on that plat of record in Book 547, page 41, Register's Office for Davidson County, Tennessee. 2014 Davidson County and City of Goodlettsville have been prorated and assumed by the Grantee.

This is Improved property, known as 213 N. Main Street, Goodlettsville, TN 37072.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20140014231 DEEDWARR
Recvd: 02/28/14 15:13 4 pgs
Fees:23.00 Taxes:2715.80
20140228-0017519

EXECUTED this 28th day of February, 2014.

Goodlettsville Antique Mall
Another Era, LLC

By: _____
Linda H. Mahaffey, Member

By: _____
Linda S. Marksberry, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Linda H. Mahaffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged herself to be a Member of Goodlettsville Antique Mall Another Era, the within named bargainor, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member.

Witness my hand and official seal, this the 28th day of February, 2014.

_____
Notary Public
My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Linda S. Marksberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged herself to be a Member of Goodlettsville Antique Mall Another Era, the within named bargainor, a Tennessee limited liability company, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member.

Witness my hand and official seal, this the 28th day of February, 2014.

_____
Notary Public
My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $734,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2014.

NOTARY PUBLIC

My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

EXHIBIT A

A tract of land lying in the City of Goodlettsville, Tennessee, being all of Parcel No. 1 and part of Parcel No. 2 as described in Book 7398, page 555 and all of the property conveyed to Eleanor T. Mead from J. C. Garrett, Jr., and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the easterly margin of Dickerson Pike (66-foot R.O.W.) and the southerly margin of Connell Street; said point being 20 feet southerly from the centerline of Connell Street; thence, with said southerly margin, North 76 degrees 01 minutes 12 seconds East a distance of 317.84 feet to an iron rod set at the northeast corner of Parcel 2; thence, with the easterly line of Parcel 2, South 13 degrees 00 minutes 03 seconds East a distance of 93.72 feet to an iron rod set; thence, with a new line, South 73 degrees 59 minutes 35 seconds West a distance of 226.15 feet to an iron rod set; thence, South 06 degrees 14 minutes 26 seconds East a distance of 114.47 feet to an iron rod set; thence, South 79 degrees 42 minutes 46 seconds West a distance of 77.67 feet to an iron rod set on the easterly margin of Dickerson Pike; thence, with said margin, North 13 degrees 14 minutes 35 seconds West 210.14 feet to the point of beginning, containing 0.937 of an acre, more or less.

Being the same property conveyed to Goodlettsville Antique Mall Another Era, LLC, a Tennessee limited liability company, by deed from Donald R. Mahaffey and Linda H. Mahaffey, each a one-fourth undivided interest, and Linda Marksberry, a one-half undivided interest, all as tenants in common, of record as Instrument No. 20030819-0120297, Register's Office for Davidson County, Tennessee. Previous source of title is in Warranty Deed from Eleanor T. Waller and James Edwin Waller, Sr., Co-Trustees of the Eleanor Mead Knight Revocable Trust a/k/a the Eleanor T. Waller Revocable Trust, as of record in Instrument No. 20030103-0001495, said Register's Office.