BILL GARRETT, Davidson County
Trans:T20140052735 DEEDWARR
Recvd: 07/22/14 09:23 4 pgs
Fees:23.00 Taxes:1102.60
20140722-0064900

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

26062-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JBJ, LLC 538 Federal Street Franklin, Tennessee 37067	New Owner	119-13-0/387-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MONA MISHU, TRUSTEE** of the **LOUIS P. MISHU BYPASS TRUST U/W DATED DECEMBER 30, 2003**, as to an undivided fifty percent (50%) interest, **JOHN RAMI MISHU** and **DINA H. MISHU** as to an undivided fifty percent (50%) interest (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **JBJ, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat on The Resubdivision of Lot Nos. 33, 34, 35, 36, 37, 38, 39 and 40 of Southvale Subdivision, of record in Instrument No. 20130318-0026253, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part the same property conveyed to Louis P. Mishu, a married person, an undivided one-third (1/3) interest, John Rami Mishu, and wife, Dina H. Mishu, an undivided one-third (1/3) interest, and Firas Mishu and wife, Leslie Mishu, an undivided one-third (1/3) interest, by Warranty Deed dated May 24, 1994, from James B. Wynn and wife, Genell M. Wynn, James G. Wynn and wife, Debora L. Wynn, Cynthia Wynn Ferguson, and Iris R. Wynn, unmarried, of record in Book 9355, Page 271, dated May 24, 1994, Register's Office for Davidson County, Tennessee. The said Firas Mishu and wife, Leslie Mishu, further conveyed their interest to Louis P. Mishu, John Rami Mishu and wife, Dina Mishu, by Quitclaim Deed dated August 11, 1997, of record in Book 10739, Page 476, Register's Office for Davidson County, Tennessee. The said Louis P. Mishu having since died on October 5, 2008. Pursuant to the Will of Louis P. Mishu, of record in Docket No. P08-5119, Chancery Court of Williamson County, Tennessee, the property was conveyed to Mona Mishu, Trustee of the Louis P. Mishu Bypass Trust U/W dated December 30, 2003 by Quitclaim Deed dated May 17, 2010 from Mona Mishu and Ban M. Allos, Co-Executors of the Estate of Louis P. Mishu, deceased, of record in Instrument No. 20100524-0039787, Register's Office for Davidson County, Tennessee. A Quitclaim Deed confirming the ownership interest held by the

Grantors is recorded as Instrument No. 201407 22 - 0064899, said Register's Office.

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

IN WITNESS WHEREOF, the Grantors have executed this instrument this 18th day of July, 2014.

Mona K. Mishu, trustee

Mona K. Mishu, Trustee for the Louis P. Mishu Bypass Trust U/W Dated December 30, 2003

John Rami Mishu

Dina H. Mishu by [signature] as Attorney in Fact

Dina H. Mishu, by John Rami Mishu, as Attorney-in-Fact

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **MONA K. MISHU, TRUSTEE** of the **LOUIS P. MISHU BYPASS TRUST U/W DATED DECEMBER 30, 2003**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18th day of July, 2014.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JOHN RAMI MISHU**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 18th day of July, 2014.

Notary Public
My Commission Expires

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JOHN RAMI MISHU**, the within-named bargainor, 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 Attorney-in-Fact for **DINA H. MISHU**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **DINA H. MISHU** for the purpose therein contained, by signing the name of **DINA H. MISHU** by himself as Attorney-in-Fact.

WITNESS my hand, at office this 18th day of July, 2014.

Notary Public
My Commission Expires

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $298,000.00.

Affiant

Subscribed and sworn to before me this
18th day of July, 2014.

Notary Public
My Commission Expires

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Instrument No. 20130318-0026253, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4242, Page 74, Register's Office for Davidson County, Tennessee.