THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20160003897 DEEDWARR
Recvd: 01/15/16 08:56 3 pgs
Fees:18.00 Taxes:469.90
20160115-0004270

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Mechta, LLC 4859 Murfreesboro Road Arrington, TN 37014-9172	Same	025-04-0-024.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS WADE and wife, VICKIE WADE,** has this day bargained and sold, and does hereby transfer and convey unto the said **MECHTA, LLC, a Tennessee Limited Liability Company,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, also known as Main Street, Goodlettsville, Tennessee, said point being 169 feet north of the intersection of Dickerson Road and West Cedar Street, a corner to H. Stennis Smith, et al; thence, west 34.0 feet to a point; thence north 4 feet; thence, northwest 45.7 feet to the easterly margin of Lick Street; thence, with the said margin of Lick Street, north 18.0 feet to a point in the line of Lynch; thence, with the line of Lynch, east 82.0 feet to a point in the westerly margin of Dickerson Road; thence, with the said margin of Dickerson Road, South 28.0 feet to the point of beginning.

Included as a part of this conveyance is an easement for parking and being the southerly most 25 feet by 100 feet deep of the property to the rear of the property herein conveyed and west of Lick Street and being the same property conveyed by deed of record in Book 1308, page 95, Register's Office for said County. This is a permanent easement running with the land.

Being the same property conveyed to DENNIS WADE AND MORRIS CLENDENIN, by deed from GAYLOR E. COLE AND WIFE, VIVIAN COLE, C. W. TIDWELL AND WIFE, LLEWELLYN TIDWELL AND JAMES B. HARDY, of record in Book 10063, page 309, dated May 15, 1999, said Register's Office. Being further conveyed to DENNIS WADE, by Quitclaim Deed from DENNIS WADE AND MORRIS CLENDENIN, of record in Instrument No. 20010605-0057979, dated May 7, 2001, said Register's Office. The said Vickie Wade, wife of Dennis Wade, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $127,000.00.

Subscribed and sworn to before me,
this 14th of January, 2016.
My Commission Expires: 12/19/2016

Affiant

Notary Public

RHONDA GROVES-SOECHTING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 114 N. Main Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever, and covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

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 our hands this 14th day of January, 2016.

DENNIS WADE

VICKIE WADE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **DENNIS WADE and VICKIE WADE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 14th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 12/19/2016

