This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/29/16 14:13 2 pgs
Fees:13.00 Taxes:61.98
20160429-0042278

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of April, 2016, by and between Mohawk, LLC, a Tennessee Limited Liability Company, party of the first part, and Dawkins Contracting, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being part of Block 3 on the Map showing G.T. Sheegog's Subdivision, Bordeaux, Tennessee, as of record in Book 421, Page 191, Register's Office for Davidson County, Tennessee, being Lot No. 16 on an unrecorded plan of the subdivision of said Block 3, described according to a survey made by Erie Drake, County Surveyor, February 1, 1937 as follows:

Beginning in the center of Doak Avenue, at the southeast corner of the property conveyed to Earnest B. Dyer and wife, by Deed from Loula McPherson and husband, of record in Book 1295, Page 333, said Register's Office; thence with Dyer's southerly line westwardly 150 feet; thence southwardly 58 feet; thence eastwardly 150 feet to the center of Doak Avenue; thence with the center of said Avenue northwardly 54 1/2 feet to the beginning.

Being all or part of the same property conveyed to Mowhak, LLC by virtue of that certain Trustee Deed dated April 21, 2014, at Instrument No. 20140423-0034243 in the Register's Office of Davidson County, Tennessee. Mohawk, LLC was erroneously referred to as Mowhak, LLC in prior deed of record.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 421, Page 191 in said Register's Office, Tennessee; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mohawk, LLC By: Michelangelo McCallister, Member

Mohawk, LLC By: LeMore McGill, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Michelangelo McCallister and LeMore McGill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of Mohawk, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by themselves as Members.

WITNESS my hand and official seal at office this 29th day of April, 2016.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-3-17

Property Owner & Address: Dawkins Contracting, LLC
815 old Dickerson P.ke
Goodlettsville, TN 37072

Tax Parcel No 08004008300

Property Address: 3109 Doak Ave
Nashville, TN 37218

MAIL TAX BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $16,750.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of April, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019