BILL GARRETT, Davidson County
Trans:T20170040933 DEEDWARR
Recvd: 05/15/17 09:15 6 pgs
Fees:33.00 Taxes:1110.00
20170515-0047676

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Mechta, LLC Post Office Box 92 Arrington, TN 37014	New Owner(s)	026-01-0-009.00 026-01-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN DUNN and wife, SHANNON DUNN, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto MECHTA, LLC, a Tennessee limited liability company ("Grantee"), its 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").

The Subject Property is improved property known as 106 East Avenue, Goodlettsville, Tennessee 37072 and 120 South Main Street, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to 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 themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, this 12 day of May, 2017.

GRANTOR:

John Dunn

JOHN DUNN, by Shannon Dunn, attorney-in-fact pursuant to that certain Durable Limited Power of Attorney of record as Instrument No. 20170515-0047675 in the Register's Office for Davidson County, Tennessee

Shannon Dunn

SHANNON DUNN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me JOSH HANKINS, a Notary Public of said County and State, personally appeared SHANNON DUNN, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 12 day of May, 2017.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me JOSH HANKINS a Notary Public of said County and State, personally appeared SHANNON DUNN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the person who executed the foregoing instrument on behalf of John Dunn, and acknowledged that she executed the same as the free act and deed of John Dunn for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 12 day of May, 2017.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Thousand and 00/100 Dollars ($300,000.00).

TOM LOCHBIHLER

Sworn to and subscribed before me, this 12 day of May, 2017.

Notary Public

My Commission Expires: 7-24-19

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT NO. 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° 95' to the north margin of East Avenue; thence with the margin of the same, North 88 1/2° West, 40 feet to the beginning.

TRACT NO. 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 1° 25' 30" East, 96.75 feet to an iron pin; 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.

BEING the same property conveyed to JOHN DUNN AND WIFE, SHANNON DUNN, by deed from 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., of record in Instrument No. 20131125-0120956, dated November 22, 2013, said Register's Office.

LESS AND EXCEPT the property conveyed to David T. Hooper, Trustee from Galbreath Brothers Plumping Co., Inc., by deed of record in Book 10454, page 316, dated May 14, 1997, Register's Office for County.

LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT I

LAND in Goodlettsville, Davidson County, Tennessee and being part of Lot No. 1 of Hicks and Galbreath Subdivision of record in Plat Book 6200, page 612 R.O.D.C.,Tn. more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 8, 2017 and known as Job No. 170054 as follows:

BEGINNING at the western most common corner of Lots 1 and 2 of said Hicks and Galbreath subdivision, said point of beginning also being on the easterly margin of Dickerson Pike; thence with the said easterly margin N03°42'25"W 20.50' to an nail set; thence leaving the said pike and with the line of Blankenscherer General Partnership (Bk 10545, page 860 R.O.D.C.), Tn. N86°11'33"E 172.42' to an iron pin set; thence with the line of the City of Goodlettsville: S01°21'56"E 71.77' to an existing concrete monument; thence with the line of John Shannon Dunn (Inst No. 201311250120956) S82°45'34"W 39.10' to an existing iron pin; thence S 01°33'44"E 86.28' to an existing iron pin on the northerly margin of East Street ; thence with the margin of East Street N84°18'30"W 18.96' to an existing iron pin; thence leaving East Street and with E Hunter (Book 1422, page 439) N02°28'11"W 52.83' to a nail set; thence with the same S88°03'50"W 37.95' to a an existing iron pin; thence leaving Hunter and with the line of Mechta Llc (Inst No. 201508240085099) N01°48'42"W 23.09' to an existing iron pin; thence N88°06'20"E 21.87' to an existing iron pin; thence N01°50'16"W 57.13' to a nail set; thence S88°03'35"W 96.27' to the point of beginning, containing 0.24 acres more or less.

BEING part of the same property conveyed to John and Shannon Dunn by deed of record in instrument No. 201311250120956, Register's Office for Davidson County, Tennessee.

TRACT II

LAND in Goodlettsville, Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor # 823 dated May 8, 2017 and known as Job No. 170054 as follows:

BEGINNING at an existing iron pin the southeastern most corner of Lot 1 of Hicks and Galbreath subdivision of record in Book 6200, page 612 R.O.D.C., Tn., said point of beginning also being on the northerly margin of East Street; thence with the said northerly margin of East street S84°17'54"E 39.39' to an existing iron pin; thence leaving East Street and with the City of Goodlettsville property N01°39'43:W 95.13' to an existing concrete monument thence leaving the City property line and with the line of Lot 1 of the said Hicks and Galbreath subdivision S82°45'34"W 39.10' to an existing iron pin; thence continuing with the same S01°33'44"E 86.28' to the point of beginning containing 3536 square feet more or less.

BEING part of the same property conveyed to John and Shannon Dunn by deed of record in instrument No. 201311250120956, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4468, page 400, said Register's Office. (Tract No. I)

4. Matters shown on the Plan of record in Book 6200, page 612, said Register's Office. (Tract No. II).

5. All matters shown on the plat of survey by J. Bruce Rainey, Tenn. RLS No. 823, with Bruce Rainey and Associates, Land Development Consultants, dated May 9, 2017, and designated as Job No. 170054.