THIS INSTRUMENT PREPARED BY:
Hannah A. Kolb, Esq.
SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $165,500.00

Affiant

SUBSCRIBED AND SWORN to before me, this 30th day of June, 2017.

Notary Public
My Commission Expires: 11/5/18

BILL GARRETT, Davidson County
Trans:T20170057093 DEEDWARR
Recvd: 07/05/17 10:35 5 pgs
Fees:28.00 Taxes:612.35
20170705-0067278

FAITH M. MACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Natural Awakenings Hair Salon, LLC 1515 Bridgecrest Dr., Unit 124 Antioch, TN 37013	Same	Map/Parcel 096-01-0-B-004

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Errol Mooney and wife, Mary Mooney (collectively, the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Natural Awakenings Hair Salon, LLC (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described in **Exhibit "A"** attached hereto.

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.

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on **Exhibit "B"**) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This deed may be executed in any number of duplicate counterparts. Each such duplicate counterpart, which has been signed by at least one signatory, when combined with other counterparts which have been signed by the other signatories, shall be deemed an original.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of June, 2017.

GRANTOR:

Errol Mooney

Mary Mooney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Errol Mooney and Mary Mooney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Deed are true of his/her own knowledge, and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2017.

Notary Public

My Commission Expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Exhibit "A"

Land in Davidson County, TN being Unit No. 201 as shown on the on the plan of One Hundred Twenty Donelson Pike Office Condominium, as established by Master Deed of record in Book 6974 Page 649 Register's Office for said County. Reference is hereby made to the Plat of One Hundred Twenty Donelson Pike Office Condominium set forth in Exhibit C of said Master Deed, record in Book 6974 Page 672, said Register's Office for a more complete description.

Included in the above tracts but expressly excluded from this conveyance is that portion of land conveyed to the State of Tennessee in Instrument Number 200210070121771 (Also see deeds Numbers 200210070121768, 200210070121769, 200210070121770, 200210070121772 and 200210070121773).

Being the same property conveyed to Errol Mooney and wife Mary Mooney by Deed of record in Instrument No. 200806050057764 Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 120 Donelson Pike Unit 201 Nashville, TN 37214.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2017, and all subsequent years (which are shown as existing liens by the public records) which are not yet due and payable.

2. Subject to all restrictions, reservations, covenants, easements, rights of way appearing in Master Deed of record in Book 6974, Page 649 and Book 6974, Page 672, Register's Office, Davidson County, Tennessee.

3. Subject to Right-of-Way of record in Book 6226, Page 194, Book 6226, Page 197 and Book 6226, Page 200, in said Register's Office.

4. Subject to HOA Charter of record in Book 6976, Page 226, in said Register's Office.