BILL GARRETT, Davidson County
Trans:T20120001751 DEEDWARRSP
Recvd: 01/09/12 10:25 4 pgs
Fees:23.00 Taxes:4754.07
20120109-0002031

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Collier Family Partnership #1 116 Hickory Hills Road Tullahoma TN 37388	SAME	Map: 082-02 Parcel: 14.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MONTGOMERY G. TURNER, SR.** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **COLLIER FAMILY PARTNERSHIP #1** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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 Grantor's hand, this 4th day of January, 2012.

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MONTGOMERY G. TURNER, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2012.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,284,883.50.

Affiant

Subscribed and sworn before me this 5 day of January, 2012.

RICHARD W. GABRIEL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: 9-22-22

EXHIBIT "A"
Legal Description

BEING Lot 9 on the (Minor Subdivision) Final Plat, The J.W. Christian 3 Acre Tract (Resubdivision of Lot 9), of record in Instrument No. 20110812-0062371, Register's Office for Davidson County, Tennessee.

Being property conveyed to Montgomery G. Turner, Sr. by deeds from Michael Walter O'Neill of record in Instrument No. 201108240065374, and Instrument No. 201108240065375, Register's Office for Davidson County, Tennessee; by deeds from Rebecca H. Chappell of record in Instrument No. 201108240065376 and Instrument No. 201108240065377, Register's Office for Davidson County; and by deeds from Raymond Ray, of record in Instrument No. 201108240065378 and Instrument No. 201108240065379, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Real Property Taxes for the year in which the Closing is held, a lien not yet due and payable.

2. Subject to all matters set forth on a plat of Lot 9 on the (Minor Subdivision) Final Plat, The J.W. Christian 3 acres tract (Resubdivision of Lot 9), of record in Instrument No. 20110812-0062371, in the Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20110805-0060248, said Register's Office.

4. Subject to Memorandum of Lease of record in Instrument No. 20110912-0070301, said Register's Office.

5. Subject to all matters noted and set forth on that certain survey of the property by Ragan-Smith Associates, Inc., Survey No. 11-009, dated May 5, 2011.

6. Subject to Notice of Completion of record in Instrument No. 20111123-0091740, said Register's Office.