BILL GARRETT, Davidson County
Trans:T20130018199 DEEDWARR
Recvd: 03/06/13 08:20 6 pgs
Fees:33.00 Taxes:1443.00
20130306-0022099

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

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map: 181-00-0 Parcel: 289

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, **STACEY J. CARTER, JEFFREY P. JOHNSON and LORI J. KELLEY**, as tenants in common (collectively herein the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, successors, representatives and assigns, all of Grantors' 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, his successors and assigns, forever. And Grantors do covenant with the Grantee that they 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 those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

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

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 Grantors' hands, this 5th day of March, 2013.

STACEY J. CARTER

JEFFREY P. JOHNSON

LORI J. KELLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is 390,000.00.

Affiant

Subscribed and sworn before me this 5th day of March, 2013.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

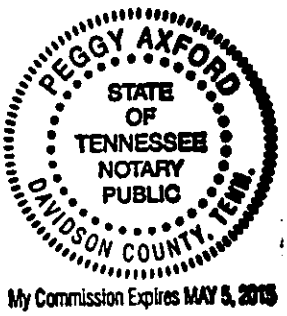
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, STACEY J. CARTER, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2013.

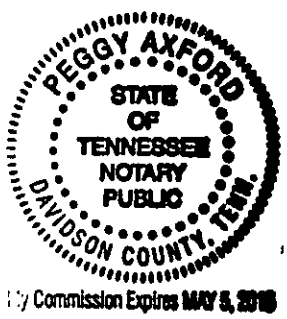


Peggy Axford
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JEFFREY P. JOHNSON, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2013.



Peggy Axford
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, LORI J. KELLEY, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2013.



Peggy Axford
NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land located in the 31st Councilmanic District of Antioch, Davidsson County, Tennessee, being Lot 2 on the Final Plat – Dollar General Lenox Creekside Drive, of record in Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee.

Together with appurtenant easement set forth in Access Easement Agreement, of record in Instrument No. 20130215-0015739, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Stacey J. Carter, Jeffrey P. Johnson and Lori J. Kelley, as tenants in commons, by deed of record in Instrument No. 20040604-0066353 and re-recorded in Instrument No. 20040630-0078061, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Subject to all matters shown on the Final Plat – Dollar General Lenox Creekside Drive, of record in Instrument No. 20130227-0019608, Register's Office for Davidson County, Tennessee.

3. Access Easement Agreement, of record in Instrument No. 20130215-0015739, Register's Office for Davidson County, Tennessee.