BILL GARRETT, Davidson County
Trans:T20130050721 DEEDWARRSP
Recvd: 06/17/13 12:55 4 pgs
Fees:23.00 Taxes:5948.52
20130617-0061617

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.:
Tooles Bend Partners, LLC 265 Brookview Centre Way, Suite 504 Knoxville, TN 37919-4066	SAME	Map: 096 Parcel: 59

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 TOOLES BEND PARTNERS, LLC, a Tennessee limited liability company (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 12 day of June, 2013.

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 (or 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 13th day of June, 2013.

NOTARY PUBLIC

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,607,707.00.

Affiant

Subscribed and sworn before me this 13 day of June, 2013.

NOTARY PUBLIC

STACY J. STANLEY STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 12-21-2016

My Commission Expires: 12/21/2016

EXHIBIT "A"
Legal Description

Land situated in the 14th Councilmanic District of Davidson County, Tennessee, being known and designated as Lot No. 1 as shown on Final Plat Resubdivision of Lots 1 & 2 Dollar General SP Plan of Resubdivision of Lot 2 Revision of Stewartwood, Instrument No. 20010411-0035775, dated July 4, 2012, filed for record as Instrument No, 20121001-00588856 in the Davidson County Register of Deeds Office, to which plat specific reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Montgomery G. Turner, Sr. from Heritage Bank by deed of record in Instrument Number 20120907-0081249, in the Davidson County Register of Deeds Office.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2013, a lien not yet due and payable.

2. Grant of Transmission Line Easement of record in Book 1303, Page 30, Davidson County Register of Deeds Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4772, Page 720, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8290, Page 936, said Register's Office.

5. Storm Water Detention Agreement of record in Instrument Number 20010306-0021111, said Register's Office.

6. Storm Water Detention Agreement of record in Instrument Number 20010802-0082425, said Register's Office.

7. Storm Water Detention Agreement of record in Instrument Number 20040720-0086433, said Register's Office.

8. Storm Water Detention Agreement of record in Instrument Number 200705001-0051546, said Register's Office.

9. Declaration of Restrictions and Covenants for Storm water Facilities of record in Instrument No. 20120827-0076914, said Register's Office.

10. Memorandum of Lease of record in Instrument No. 20121105-0101936, said Register's Office.

11. Subject to all matters depicted and disclosed by Final Plat, Resubdivision of Lots 1 & 2 Dollar General SP Plan of Resubdivision of Lot 2 Revision of Stewartwood of record as Instrument No. 20121001-00588856, in the Register's Office of Davidson County, Tennessee.