BILL GARRETT, Davidson County
Trans:T20130067457 DEEDWARR
Recvd: 08/06/13 13:57 6 pgs
Fees:33.00 Taxes:925.00
20130806-0082446

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: 22 Parcel: 245

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, **SUZANNE B. McGEHEE, GUY E. BATES, JR., and MARY B. GEORGE**, 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 2nd day of August, 2013.

SUZANNE B. McGEHEE

GUY E. BATES, JR.

MARY B. GEORGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $250,000.00.

Affiant

Subscribed and sworn before me this 2nd day of August, 2013.

NOTARY PUBLIC

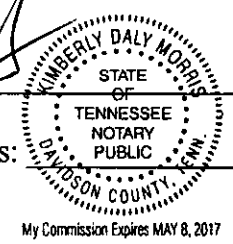
My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, SUZANNE B. McGEHEE, 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 2nd day of August, 2013.



NOTARY PUBLIC
My Commission Expires:

My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, GUY E. BATES, JR., 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 2nd day of August, 2013.



NOTARY PUBLIC
My Commission Expires:

My Commission Expires MAY 8, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MARY B. GEORGE, 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 1 day of August, 2013.

NOTARY PUBLIC
My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being all of Lot 2 on the Final Plat, Dollar General, Whites Creek Pike, of record at Instrument No. 20130716-0073565, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Suzanne B. McGehee, Guy E. Bates, Jr., and Mary B. George, by deeds of record in Instrument No. 20090903-0082882 and Instrument No. 20110107-0002263, said Register's Office.

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, Whites Creek Pike, of record at Instrument No. 20130716-0073565, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20130701-0071264, in the Register's Office for Davidson County, Tennessee.