BILL GARRETT, Davidson County
Trans:T20130073550 DEEDWARRSP
Recvd: 08/26/13 13:33 4 pgs
Fees:23.00 Taxes:6192.18
20130826-0089755

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.:
LSS Family Investment Company, LLC 13155 Winstanley Way San Diego, CA 92130	SAME	Portion of Map: 181.00 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, MONTGOMERY G. TURNER, SR. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto LSS FAMILY INVESTMENT COMPANY, LLC, a California 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 23 day of August, 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 23 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)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,673,562.00.

Affiant

Subscribed and sworn before me this 23 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 located in the 31st Councilmanic District of Antioch, Davidson 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 rights and appurtenant easements set forth in Access Easement Agreement, of record in Instrument No. 20130215-0015739, Register's Office for Davidson County, Tennessee.

Together with easement rights set forth in Cross Access Easement Agreement and Restrictive Covenants of record in Instrument No. 20130306-0022100, 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.

4. Cross Access Easement and Restrictive Covenants, of record in Instrument No. 20131316-0022100, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130308-0023088, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Pedestrian Access Easement of record in Instrument No. 20130430-0042992, Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease of record in Instrument No. 20130318-0026712, Register's Office for Davidson County, Tennessee.