BILL GARRETT, Davidson County
Trans:T20130085182 DEEDWARR
Recvd: 10/02/13 13:28 7 pgs
Fees:38.00 Taxes:1924.00
20131002-0103487

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 and Parcel: 114-00-0-302.00

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, **LEEWARD CAYE HOLDINGS, L.P., a Tennessee limited partnership, and ASTON CAPITAL, LP, a Tennessee limited partnership, as tenants in commons** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his 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, representatives and assigns, forever. And Grantors do covenant with the Grantee that they are 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 Grantors do further covenant and bind themselves, their successors, heirs, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his successors, representatives and assigns, against the lawful claims of all persons, whomever.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 1st day of October, 2013.

LEEWARD CAYE HOLDINGS, L.P., a Tennessee limited partnership

By: Crowe Property Interests, Inc., a Tennessee corporation

Title: General Partner

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, D. Nelson Crowe II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President for Crowe Property Interests, Inc., a Tennessee corporation, the General Partner of LEEWARD CAYE HOLDINGS, L.P., a Tennessee limited partnership, and is authorized by the General Partner to execute the within instrument on behalf of the limited partnership for the purposes herein contained.

Witness my hand, at office, this 1st day of October, 2013.

ELAINE MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: March 7, 2017

ASTON CAPITAL, LP, a Tennessee limited partnership

By: Smith Investment Corp., a Tennessee corporation

Title: General Partner

By: _____
Thomas S. Smith

Title: Pres

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public, Thomas S. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the President of Smith Investment Corp., a Tennessee corporation, the General Partner of ASTON CAPITAL, LP, a Tennessee limited partnership, and is authorized by the General Partner to execute the within instrument on behalf of the limited partnership for the purposes herein contained.

Witness my hand, at office, this 26th day of September, 2013.

VICTORIA L. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 12, 2014

_____
NOTARY PUBLIC

My Commission Expires: Jan 12, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $520,000.00.

Affiant

Subscribed and sworn before me this 1st day of September, 2013.

NOTARY PUBLIC

My Commission Expires: _____

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

EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESEE, ALSO KNOWN AS LOT 1 ON THE PLAN OF MCREDMOND CENTER, AS OF RECORD IN PLAT BOOK 6900, PAGE 919, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE (U.S. HIGHWAY 70) AND THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE (U.S. HIGHWAY 70), S 50°24'01" W, A DISTANCE OF 211.84 FEET TO A POINT IN THE CENTER OF CREEK, TRIBUTARY NO. 1 TO OVERALL CREEK, AT A CORNER COMMON WITH TOWNHOMES OF TRAEMOOR VILLAGE HOMEOWNERS ASSOCIATION, IN INSTRUMENT NUMBER 20080819-0085122 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE AND WITH THE EASTERLY PROPERTY LINE OF LOUIS MCREDMOND, BEING THE CENTERLINE OF SAID CREEK, N 19°05'05" W, A DISTANCE OF 99.82 FEET TO A POINT;

THENCE N 30°05'05" W, A DISTANCE OF 70.00 FEET TO A POINT;

THENCE N 17°05'38" W, A DISTANCE OF 197.12 FEET TO A POINT;

THENCE LEAVING THE CENTERLINE OF SAID CREEK, N 45°41'28"E, PASSING AN EXISTING CONCRETE MONUMENT AT 15.09 FEET FOR A TOTAL DISTANCE OF 392.96 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 81.40 FEET, THE RADIUS OF WHICH IS 2903.59 FEET, THE CENTRAL ANGLE OF WHICH IS 01°36'23", THE CHORD OF WHICH IS S 02°21'02" W, A DISTANCE OF 81.40 FEET TO AN IRON ROD SET;

THENCE S 87°56'21" W, A DISTANCE OF 7.87 FEET TO AN EXISTING IRON ROD;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 233.08 FEET, THE RADIUS OF WHICH IS 2905.93 FEET, THE CENTRAL ANGLE OF WHICH IS 04°35'44", THE CHORD OF WHICH IS S 01°44'23" E, A DISTANCE OF 233.02 FEET TO AN IRON ROD SET;

THENCE S 04°01'16" E, A DISTANCE OF 168.67 FEET TO THE POINT OF BEGINNING, CONTAINING 102,803.913 SQUARE FEET OR 2.360 ACRES OF LAND MORE OR LESS.

ACCORDING TO A SURVEY PREPARED BY STEVEN C. MATTHEWS, RLS NO. 2352 OF DALE AND ASSOCIATES, DATED SEPTEMBER 10, 2013.

BEING PART OF THE SAME PROPERTY CONVEYED TO LOUIS MCREDMOND, OF RECORD IN DEED BOOK 10304, PAGE 753, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE SAME PROPERTY CONVEYED TO LEEWARD CAYE HOLDINGS, L.P. & ASTON CAPITAL, L.P., BOTH A TENNESSEE LIMITED PARTNERSHIP, AS TENANTS IN COMMON, WITH EACH HOLDING A ONE-HALF UNDIVIDED INTEREST, AS OF RECORD IN INSTRUMENT NO. 20060721-0088359, IN THE 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. All matters shown on the Plat of record in Plat Book 6900, Page 919, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130828-0090601, in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20130828-0090634, in the Register's Office of Davidson County, Tennessee.