BILL GARRETT, Davidson County
Trans:T20130091697 DEEDWARR
Recvd: 10/25/13 09:29 4 pgs
Fees:23.00 Taxes:1831.50
20131025-0111272

Address New Owner:	Send Tax Bills to:	
Montgomery G Turner, Sr. c/o Turner & Montgomery Realty, Inc. P.O. Box 150326 Nashville, Tennessee 37215	Same	Part of Map 149 Parcel 386
This instrument prepared by: **Bradley Arant Boult Cummings, LLP (CSS), 1600 Division Street, Suite 700, Nashville, Tennessee 37203**		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **PARSOTTAM J. AND HARSHA P. PATEL** ("Grantor") have bargained and sold, and hereby transfer and convey to **MONTGOMERY G. TURNER, SR.** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. This conveyance is expressly subject to those matters listed on Exhibit B.

This is unimproved property, known as a portion of **2722 Murfreesboro Pike, Nashville, Tennessee.**

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Middlesex

The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

Harsha & P. J. Patel
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2013.

Notary Public
My Commission Expires: June 10, 2016

7/3248878.1
206421-301001 10/22/13

JEFFREY S. ANDERSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 10, 2016

Executed this 23rd day of October, 2013.

PARSOTTAM J. PATEL

HARSHA P. PATEL

STATE OF Massachusetts)
COUNTY OF Middlesex)

Before me, Jeffrey S. Anderson the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PARSOTTAM J. PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in ~~Nashville, Tennessee,~~ Lexington, Massachusetts this 23rd day of October, 2013.

Notary Public

My Commission Expires: June 10, 2016

JEFFREY S. ANDERSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 10, 2016

STATE OF Massachusetts)
COUNTY OF Middlesex)

Before me, Jeffrey S Anderson the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared HARSHA P. PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in ~~Nashville, Tennessee,~~ Lexington, Massachusetts this 23rd day of October, 2013.

Notary Public

My Commission Expires: June 10, 2016

JEFFREY S. ANDERSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 10, 2016

EXHIBIT A

A tract of land located in Davidson County, Tennessee known as Lot 2 on the Final Plat, 2722 Murfreesboro Pike, as shown on plat of record in Instrument No. 20131016-0108122, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Parsottam J. Patel and Harsha P. Patel, each as to a 50% undivided interest in Instrument No. 20060810-0098588 Register's Office for Davidson County, TN.

EXHIBIT B

1. Taxes for the year 2014 a lien, not yet due and payable.

2. All matters shown on plat of record in Instrument No. 20131016-0108122, in the Register's Office for Davidson County, Tennessee.

3. Cross Access and Stormwater Easement Agreement and Restrictive Covenants, to be recorded substantially contemporaneously herewith in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130710-0071355, in the Register's Office for Davidson County, Tennessee.