BILL GARRETT, Davidson County
Trans:T20130092188 DEEDWARRSP
Recvd: 10/28/13 11:29 4 pgs
Fees:23.00 Taxes:1406.00
20131028-0111819

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.:
Gil Ben Ami 638 Timber Lane Nashville, TN 37215-1120	SAME	Map: 118 Group: 07 Parcel: 123

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 GIL BEN AMI (the "Grantee"), his heirs, 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, his heirs 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 25th day of October, 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 25th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 8, 2017

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $380,000.00.

Affiant

Subscribed and sworn before me this 25th day of October, 2013.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 8, 2017

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

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Block "B" Berry Hill Gardens Subdivision, as shown on plat of record in Plat Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Montgomery G. Turner, Sr. by deed of record in Instrument No. 201102070010867, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for 2013, a lien due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, page 36 Register's Office for Davidson County, Tennessee.