BILL GARRETT, Davidson County
Trans:T20130095817 DEEDWARR
Recvd: 11/08/13 15:07 4 pgs
Fees:23.00 Taxes:1942.50
20131108-0116273

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. c/o Turner & Associates Realty, Inc. P.O. Box 150326 Nashville, TN 37215	SAME	Map: 118-11 Parcel: 1.00

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, **CHRISTOPHER KOCH** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (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 it 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 itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomever.

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 8th day of November, 2013.

CHRISTOPHER KOCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRISTOPHER KOCH, 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 8th day of November, 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 $525,000.00.

Affiant

Subscribed and sworn before me this 8th day of November, 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 Lot No. 26, on the Plan of Berry Hill Subdivision, as shown on plat of record in Plat Book 3300, page 20, 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 Christopher Koch by deed of record in Instrument No. 20130110-0003373, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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

2. All matters shown on the Plan of record in Plat Book 3300, Page 20, Register's Office for Davidson County, Tennessee