BILL GARRETT, Davidson County
Trans:T20140010434 DEEDWARRSP
Recvd: 02/13/14 09:48 4 pgs
Fees:23.00 Taxes:4628.34
20140213-0012718

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.:
Richard A. Odom and Jennifer O. Ash 1546 Neely's Bend Road Madison, TN 37115	SAME	022/30.00

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, **MONTGOMERY G. TURNER, SR.** (the "Grantor") has bargained and sold, and by these present does transfer and convey unto **RICHARD A. ODOM** and **JENNIFER O. ASH**, as joint tenants with the right of survivorship (the "Grantees"), their 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 Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the Grantees 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 Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under 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 12th day of February, 2014.

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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2014.

NOTARY PUBLIC

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

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,250,903.17.

Affiant

Subscribed and sworn before me this 12th day of February, 2014.

NOTARY PUBLIC

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

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being all of Lot 2 on the Final Plat, Dollar General, Whites Creek Pike of record at Instrument No. 20130716-0073565, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Montgomery G. Turner, Sr., by deed of record in Instrument No. 20130806-0082446, said Register's Office.

Together with easement pursuant to Cross Access Easement Agreement and Restrictive Covenants, by and between Suzanne B. McGehee, Guy E. Bates, Jr., and Mary B. George, as grantor, and Montgomery G. Turner, Sr., as grantee, of record in Instrument No. 20130806-0082447, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

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

2. Subject to Agreements of record in Book 5249, page 595 and Book 5249, page 600, as corrected in Book 5982, page 100, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer and/or Storm Drainage of record in Book7474, page 662, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument No. 20130701-0071264, in the Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Final Plat, Dollar General, Whites Creek Pike, of record at Instrument No. 20130716-0073565, in the Register's Office for Davidson County, Tennessee.

6. Cross Access Easement Agreement and Restrictive Covenants, of record in Instrument #20130806-0082447, Register's Office for Davidson County, Tennessee.

7. Memorandum of Lease of record in Instrument #20130820-0087609, Register's Office for Davidson County, Tennessee.