BILL GARRETT, Davidson County
Trans:T20140024082 DEEDWARRSP
Recvd: 04/09/14 15:07 4 pgs
Fees:23.00 Taxes:5587.00
20140409-0029793

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.:
Margro Realty, LLC 738 East Dundee Road Suite 335 Palatine, IL 60074	SAME	149/114

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 **MARGRO REALTY, LLC, a Tennessee limited liability company** (the "Grantees"), its 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, its 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 Grantee, its 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 9th day of April, 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 9th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 6, 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 $1,510,000.00.

Affiant

Subscribed and sworn before me this 9th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 6, 2017

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

EXHIBIT "A"
Legal Description

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 the same property conveyed to Montgomery G. Turner, Sr. by deed from Parsottam J. Patel and Harsha P. Patel of record in Instrument No. 20131025-0111272, Register's Office for Davidson County, TN.

Together with appurtenant easements as shown in the Stormwater Drainage Easement Agreement, of record in Instrument Number 20131025-0111274, said Register's Office, and Cross Access and Stormwater Easement Agreement and Restrictive Covenants of record in Instrument Number 20131025-0111273, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

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. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130710-0071355, in the Register's Office for Davidson County, Tennessee.

4. Cross Access and Stormwater Easement Agreement and Restrictive Covenants, of record in Instrument 20131025-0111273, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Drainage Easement of record in Instrument No. 20131025-0111274, in the Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease of record in Instrument No. 20131025-0111278, in the Register's Office for Davidson County, Tennessee.