After initial recording return to
Cope, Hudson, Reed & McCreary, PLLC
16 Public Square North
Murfreesboro, TN 37130

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.:
Jimmy F. Smith and Brenda Smith 209 Roan Street Oliver Springs, TN 37840	SAME	114/302

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.**, a married man (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JIMMY F. SMITH and wife BRENDA SMITH** (the "Grantee"), 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 Grantee, their 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, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20140035817 DEEDWARR
Recvd: 05/22/14 09:57 5 pgs
Fees:28.00 Taxes:6815.43
20140522-0044127

WITNESS Grantor's hand, this 15 day of May, 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 (or who 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 15th day of May, 2014.

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 RUTHERFORD)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,842,009.00.

Affiant

KATHLEEN R. RISTAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this 16 day of May, 2014.

NOTARY PUBLIC

My Commission Expires: April 15, 2017

EXHIBIT "A"
Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESEE, ALSO KNOWN AS LOT 1 ON THE PLAN OF MCREDMOND CENTER, AS OF RECORD IN PLAT BOOK 6900, PAGE 919, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE (U.S. HIGHWAY 70) AND THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE (U.S. HIGHWAY 70), S 50°24'01" W, A DISTANCE OF 211.84 FEET TO A POINT IN THE CENTER OF CREEK, TRIBUTARY NO. 1 TO OVERALL CREEK, AT A CORNER COMMON WITH TOWNHOMES OF TRAEMOOR VILLAGE HOMEOWNERS ASSOCIATION, IN INSTRUMENT NUMBER 20080819-0085122 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE AND WITH THE EASTERLY PROPERTY LINE OF LOUIS MCREDMOND, BEING THE CENTERLINE OF SAID CREEK, N 19°05'05" W, A DISTANCE OF 99.82 FEET TO A POINT;

THENCE N 30°05'05" W, A DISTANCE OF 70.00 FEET TO A POINT;

THENCE N 17°05'38" W, A DISTANCE OF 197.12 FEET TO A POINT;

THENCE LEAVING THE CENTERLINE OF SAID CREEK, N 45°41'28"E, PASSING AN EXISTING CONCRETE MONUMENT AT 15.09 FEET FOR A TOTAL DISTANCE OF 392.96 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 81.40 FEET, THE RADIUS OF WHICH IS 2903.59 FEET, THE CENTRAL ANGLE OF WHICH IS 01°36'23", THE CHORD OF WHICH IS S 02°21'02" W, A DISTANCE OF 81.40 FEET TO AN IRON ROD SET;

THENCE S 87°56'21" W, A DISTANCE OF 7.87 FEET TO AN EXISTING IRON ROD;

THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 233.08 FEET, THE RADIUS OF WHICH IS 2905.93 FEET, THE CENTRAL ANGLE OF WHICH IS 04°35'44", THE CHORD OF WHICH IS S 01°44'23" E, A DISTANCE OF 233.02 FEET TO AN IRON ROD SET;

THENCE S 04°01'16" E, A DISTANCE OF 168.67 FEET TO THE POINT OF BEGINNING, CONTAINING 102,803.913 SQUARE FEET OR 2.360 ACRES OF LAND MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY STEVEN C. MATTHEWS, RLS NO. 2352 OF DALE AND ASSOCIATES, DATED SEPTEMBER 10, 2013.

Being the same property conveyed to Montgomery G. Turner, Sr., by deed from Leeward Caye Holdings, L.P., a Tennessee limited partnership and Aston Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20131002-0103487, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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

2. All matters shown on the Plat of record in Plat Book 6900, Page 919, in the Register's Office of Davidson County, Tennessee.

3. Right of way easements of record in Book 7142, page 463 and Book 7847, page 385 in the Register's Office of Davidson County, Tennessee.

4. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130828-0090601, in the Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20130828-0090634, in the Register's Office of Davidson County, Tennessee.

6. Memorandum of Lease of record in Instrument No. 20131008-0105645, Register's Office of Davidson County, Tennessee.