BILL GARRETT, Davidson County
Trans:T20150077477 DEEDWARRSP
Recvd: 09/11/15 11:59 3 pgs
Fees:18.00 Taxes:13523.50
20150911-0092463

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (TEG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
The Family Private Trust, LLC, Trustee of The H. Calister Turner, III 1994 Generation Skipping Trust 138 Second Avenue North, Suite 200 Nashville, TN 37201	Same	09216030200 09216030100

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALEXANDER TURNER PROPERTIES, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys to THE FAMILY PRIVATE TRUST, LLC, TRUSTEE OF THE H. CALISTER TURNER, III 1994 GENERATION SKIPPING TRUST, its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

The property is located at 808 and 812 19th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Said property is conveyed subject to: (1) taxes for the year 2015 and thereafter, a lien not yet due and payable and (2) boundary line agreement of record in Book 7793, page 557, Register's Office for Davidson County, Tennessee.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 10 day of September, 2015.

GRANTOR:

ALEXANDER TURNER PROPERTIES, L.P.

By: WILLIAM TURNER ENTERPRISES, INC., General Partner

By: H. Calister Turner, III PMGS.
Name: H. Calister Turner, III
Title President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, H. Calister Turner, III, who acknowledged that s/he executed the within instrument for the purposes therein contained and who further acknowledged that s/he is the President of William Turner Enterprises, Inc. a corporation that is general partner of Alexander Turner Properties, L.P., a limited partnership, and is authorized to execute the within instrument on its behalf..

WITNESS my hand, at office, this 10th day of September, 2015.

Avalee Suneima
Notary Public

Avalee Suneima State of Tennessee Notary Public Davidson County

My Commission Expires:

3/8/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,655,000.00

Sworn to and subscribed before me this 10th day of September, 2015

Avalee Suneima
Notary Public

Avalee Suneima State of Tennessee Notary Public Davidson County

My Commission Expires:

3/8/2016

Exhibit "A"

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 177 on the Map of O.B. Hays Second Plan of Small Lots of record in Plan Book 1, Page 81, Register's Office of Davidson County, Tennessee, described according to a survey made by John M. Duffer, Tennessee Registered Land Surveyor No. 1431, dated February 11, 2000, as follows:

Beginning at an iron rod in the east margin of 19th Avenue South, the common corner of Lots 177 and 178; thence with said common boundary, South 83° 12' 23" East 150.00 feet to an iron rod; thence South 07° 39' 00" West 49.965 to an iron rod in the common corner of Lots 176 and 177; thence with the common boundary of Lots 176 and 177, North 83° 12' 23" West 150.00 to an iron rod in the east margin of 19th Avenue South; thence North 07° 39' 00" East 49.965 feet to the point of beginning, containing 7,454.2 square feet, or 0.171 acre, more or less.

Being the same property conveyed to Alexander Turner Properties, L.P., a Tennessee limited partnership, by Warranty Deed of record at Instrument No. 200003100025227, in the Register's Office of Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 178 and 179 in O.B. Hays Second Plan of Small Lots of record in Plan Book 1, Page 81, Chancery Court of Nashville, otherwise known as 808 and 810 Nineteenth Avenue South, Nashville, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alexander Turner Properties, L.P., by Quitclaim Deed of record at Instrument No. 20040909-0109099, in the Register's Office of Davidson County, Tennessee.