BILL GARRETT, Davidson County
Trans:T20150096852 DEEDWARR
Recvd: 11/13/15 14:14 5 pgs
Fees:28.00 Taxes:1110.00
20151113-0115585

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. Turner & Associates Realty, Inc. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map and Parcel No: 97-13-0-045.00

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, **MDREA, LLC, a Florida limited liability company (successor-in-interest to MDREA, Inc., a Florida corporation)** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, representatives, 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, representatives, successors, and assigns, forever. And the 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 the Grantor does further covenant and bind itself, its respresentatives, successors, and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, representatives, successors and assigns, against the lawful claims of all persons, whomever.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 6th day of November, 2015

MDREA, LLC, a Florida limited liability company

By: _____
Michael G. Park

Title: Authorized Representative

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Personally appeared before me, a Notary Public, MICHAEL G. PARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative (or other officer authorized to execute this instrument) of MDREA, LLC, a Florida limited liability company, and that he as such Authorized Representative executed the within instrument for the purposes herein contained by signing the name of the corporation by himself as Authorized Representative.

Witness my hand, at office, this 6th day of November, 2015.

SARAH MENOR
MY COMMISSION # FF198732
EXPIRES March 30, 2019
(407) 398-0153 FloridaNotaryService.com

_____
NOTARY PUBLIC
My Commission Expires: 3/30/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $300,000.00.

Affiant

Subscribed and sworn before me this 10th day of November, 2015.

NOTARY PUBLIC

My Commission Expires:

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Larchwood Commercial Subdivision, Section 12, as shown on Plat of record in Instrument No. 20150617-0057875, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20150630-0062850, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to MDREA, Inc., a Florida corporation, by deed of record in Instrument No. 20080807-0081304, Register's Office for Davidson County, Tennessee. Pursuant to Certificate of Conversion and Articles of Organization filed August 30, 2011, with the Secretary of State of Florida, File No. 500211063365, MDREA, Inc. was converted to MDREA, LLC, a Florida limited liability company.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2015, a lien not yet due and payable.

2. All matters shown on the Plan of Larchwood Commercial Subdivision, Section 12, as shown on Plat of record in Instrument No. 20150617-0057875, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20150630-0062850, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150506-0041196, Register's Office for Davidson County, Tennessee.