STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150099763 DEEDWARR
Recvd: 11/24/15 09:20 3 pgs
Fees:18.00 Taxes:1128.50
20151124-0118924

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~ $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF November, 2015.

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

Notary Public
MY COMMISSION EXPIRES:
File No. G15-2616D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Montgomery G. Turner, Sr. c/o Turner & Associates, Realty, Inc. (NAME)	New Owner (NAME)	93-15-121
PO Box 150326 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cherokee Spring Service, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Montgomery G. Turner, Sr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

See attached Exhibit A

BEING the same property conveyed to Cherokee Spring Service, Inc. from Jim Hall a/k.a James A. Hall and wife, Marie Ruby Hall, by Deed dated July 11, 1985, in Book 6604, Page 405, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, page 32, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 28 Lafayette Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 20th day of November, 2015.

CHEROKEE SPRING SERVICE, INC.

By: _____ November 20, 2015
J. Boyd Johnson, ~~Secretary~~ Vice President Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named J. Boyd Johnson, Secretary for Cherokee Spring Service, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the ~~Secretary~~ * of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

* Vice President

Witness my hand, at office, this 20th day of November, 2015.

My Commission Expires: 3/27/18 _____ Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND SITUATED IN THE 19th COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY LAFAYETTE STREET (STATE ROUTE 1) ON THE WEST BY HUSANI HASSAN, AS RECORDED IN INSTRUMENT NUMBER 20080815-0084150, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ON THE NORTH BY ALLEY # 170 AND ON THE EAST BY 1ST AVENUE SOUTH IN HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 1ST AVENUE SOUTH AND LAFAYETTE STREET, THENCE IN A WESTERLY DIRECTION 198+/- FEET TO AN IRON ROD FOUND, 5/8" NO CAP ON THE NORTHERLY MARGIN OF LAFAYETTE STREET TO THE POINT OF BEGINNING ON HUSANI HASSAN EASTERLY LINE AS RECORDED IN INSTRUMENT NUMBER 20080815-0084150, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,;

THENCE LEAVING THE MARGIN OF LAFAYETTE STREET WITH HASSAN EASTERLY LINE, N 62°07'43" E, A DISTANCE OF 22.73 FEET TO AN IRON ROD FOUND BY STEVEN DELLE #1710;

THENCE, CONTINUING WITH HASSAN EASTERLY LINE, N 22°55'55" E, PASSING AN CONCRETE MONUMENT WITH A PUNCHED DISK AT A DISTANCE OF 2.91 FEET FOR A TOTAL DISTANCE OF 97.26 FEET TO AN IRON ROD FOUND BY P.G.W. # 1941 ON THE SOUTHERLY MARGIN OF ALLEY # 170, 1.1+/- FEET WEST OF A FENCE LINE;

THENCE, WITH THE SOUTHERLY MARGIN OF ALLEY # 170, S 46°12'37" E, A DISTANCE OF 82.01 FEET TO P.K. NAIL FOUND IN CONCRETE NEAR THE BASE OF A METAL FENCE POST;

THENCE, CONTINUING WITH THE SOUTHERLY MARGIN OF ALLEY # 170, S 27°13'18" E, A DISTANCE OF 109.20 FEET TO AN IRON ROD SET AT ON THE WESTERLY MARGIN OF 1ST AVENUE SOUTH;

THENCE, WITH THE MARGIN OF 1ST AVENUE SOUTH, S 42°00'48" W, A DISTANCE OF 16.90 FEET TO AN IRON ROD SET IN THE NORTHERLY MARGIN OF LAFAYETTE STREET;

THENCE, WITH THE NORTHERLY MARGIN OF LAFAYETTE STREET, N 66°58'52" W, A DISTANCE OF 169.32 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12041.84 SQUARE FEET, 0.276 ACRES.
THIS SURVEY WAS PERFORMED BY DALE AND ASSOCIATES INC. ON SEPTEMBER 9, 2015 UNDER THE SUPERVISION OF STEVEN C. MATTHEWS, A REGISTER LAND SURVEYOR IN THE STATE OF TENNESSEE, RLS# 2352.

BEING THE SAME PROPERTY CONVEYED TO CHEROKEE SPRINGS SERVICES, INC., BY DEED FROM JIM HALL (A.K.A.: JAMES A. HALL) AND WIFE MARIE RUBY HALL, OF RECORD IN BOOK 6604, PAGE 405, DATED JULY 11, 1984, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING PART OF LOT NUMBER 4 ON THE PLAN OF NASHVILLE HOUSING AUTHORITY RE-SUBDIVISION OF IRWIN ADDITION TO NASHVILLE, AS RECORDED IN PLAT BOOK 2663, PAGE 32, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM ARE THE FOLLOWING.
PROPERTY CONVEYED TO THE STATE OF TENNESSEE AS RECORDED IN DEED BOOK 4317, PAGE 212, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE METROPOLITAN DEVELOPMENT & HOUSING AGENCY AS RECORDED IN DEED BOOK 5442, PAGE 448, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.