BILL GARRETT, Davidson County
Trans:T20160036493 DEEDWARRSP
Recvd: 05/03/16 10:09 5 pgs
Fees:28.00 Taxes:5360.06
20160503-0043313

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.:
Martin Novick 65 Wildwood Drive Syosset, NY 11791	SAME	Map: 81-11 Parcel: 73

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 presents does transfer and convey unto MARTIN NOVICK, individually (the "Grantee"), his 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, his 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, his 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.

WITNESS Grantor's hand, this 2nd day of May, 2016.

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 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 2nd day of May, 2016.

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 DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,448,664.00.

Affiant

Subscribed and sworn before me this 2nd day of May, 2016.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT "A"
Legal Description

Property description
Tax Map 81-11, Parcel 73

LAND IN THE 21ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY BUCHANAN STREET, ON THE EAST BY DR. D.B. TODD JR. BOULEVARD, SOUTH BY RESTORATION CONCEPTS, LLP., IN INSTRUMENT NUMBER 20151118-0117110, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND NATHANIEL WOODRUFF IN DEED BOOK 10843, PAGE 905, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ON THE WEST 21ST AVENUE NORTH;

COMMENCING AT THE INTERSECTION OF BUCHANAN STREET AND 21st AVENUE NORTH, THENCE IN A SOUTHEASTERLY DIRECTION 40 +/- FEET, TO AN IRON ROD SET AT THE SOUTHEAST INTERSECTION OF THE MARGIN OF THE TWO STREETS AND ALSO BEING THE POINT OF BEGINNING FOR HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY MARGIN OF BUCHANAN STREET, S 86°37'58" E A DISTANCE OF 174.75 FEET TO AN IRON ROD SET;

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.13 FEET, WITH A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF, S 51°52'57" E, WITH A CHORD LENGTH OF 11.40 FEET, TO AN IRON ROD SET IN THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD;

THENCE WITH THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD, S 17°07'56" E A DISTANCE OF 203.73 FEET TO AN IRON ROD SET AT THE NORTHEAST PROPERTY CORNER OF RESTORATION CONCEPTS, LLP., IN INSTRUMENT NUMBER 20151118-0117110, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD WITH RESTORATION CONCEPTS, LLP., NORTHERLY PROPERTY LINE, S 83°22'51" W A DISTANCE OF 101.18 FEET TO AN IRON ROD SET IN THE EASTERN PROPERTY LINE OF NATHANIEL WOODRUFF IN DEED BOOK 10843, PAGE 905, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF WOODRUFF, N 09°42'36" W A DISTANCE OF 30.00 FEET TO AN IRON ROD SET AT WOODRUFF NORTHEAST PROPERTY CORNER;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WOODRUFF, S 85°44'23" W A DISTANCE OF 105.70 FEET TO AN IRON ROD SET ON THE EASTERLY MARGIN OF 21ST AVENUE NORTH;

THENCE WITH THE EASTERLY MARGIN OF 21ST AVENUE NORTH, N 09°07'52" W A DISTANCE OF 204.53 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 39,211.99 SQUARE FEET, 0.900 ACRES;

BEING THE PROPERTY CONVEYED TO MONTGOMERY G. TURNER, SR. FORM MONTGOMERY G. TURNER, SR. BY DEED OF RECORD IN INSTRUMENT NUMBER 20150713-0067594, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

BEING A SURVEY CONDUCTED BY DALE AND ASSOCIATES, IN JULY 28 2015, UNDER THE SUPERVISION OF STEVEN C. MATTHEWS A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, LICENSE NUMBER 2352;

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, a lien not yet due and payable.

2. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150625-0061075, in the Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease of record in Instrument No. 20151001-0099731, in the Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in Instrument No. 20160219-0015965, in the Register's Office for Davidson County, Tennessee.