BILL GARRETT, Davidson County
Trans:T20160051044 DEEDWARRSP
Recvd: 06/16/16 10:25 4 pgs
Fees:23.00 Taxes:5609.78
20160616-0061011

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.:
Max Austin Stone P.O. Box 947 Plainview, NY 11803	SAME	097 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, MONTGOMERY G. TURNER, SR. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto MAX AUSTIN STONE, 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 13th day of June, 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 13th day of June, 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 $1,516,157.00.

Affiant

Subscribed and sworn before me this 13th day of June, 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

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 the same property conveyed to Montgomery G. Turner, Sr. by deed of record in Instrument No. 20151113-0115585, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2016, 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.

4. Memorandum of Lease of record in Instrument No. 20151209-0123761 in the Register's Office for Davidson County, Tennessee.