Box 29

BILL GARRETT, Davidson County
Trans:T20160053184 DEEDWARR
Recvd: 06/22/16 12:52 4 pgs
Fees:23.00 Taxes:370.00
20160622-0063631

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.:
JR Properties Management LLC 856 Lakemont Drive Nashville, TN 37220	SAME	Map: 082-02 Parcel: 18.00

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 **JR PROPERTIES MANAGEMENT LLC,** a Tennessee limited liability company (the "Grantee"), its 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, its 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, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

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 16 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th 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 $100,000.00.

Affiant

Subscribed and sworn before me this 20 day of June, 2016.

NOTARY PUBLIC
My Commission Expires: 3/6/2018

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018

EXHIBIT "A"
Legal Description

A certain lot or parcel of land in Davidson County, Tennessee being Lot #10 on the Plan of the Resubdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995 by Ray G. Cole, Registered Land Surveyor, License No. 924 (Job No. 95-1387) as follows:

BEGINNING at an iron pin in the westerly margin of Dickerson Pike (said point marking the southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence with said margin of said Pike South 14 degrees 13 minutes 30 seconds West 50.00 feet to an iron pin; thence North 76 degrees 23 minutes 34 seconds West 131.05 feet to an iron pin; thence North 15 degrees 58 minutes 19 seconds East 50.00 feet to an iron pin; thence South 74 degrees 45 minutes 15 seconds East 129.53 feet to an iron pin marking the point of beginning and containing 6,513 square feet, more or less.

Being property conveyed to Montgomery G. Turner, Sr. by deed from Raymond G. Ray, of record in Instrument No. 20110824-0065373, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current property taxes for 2016, a lien not yet due and payable.