BILL GARRETT, Davidson County
Trans:T20170010670 DEEDWARR
Recvd: 02/06/17 09:23 5 pgs
Fees:28.00 Taxes:1202.50
20170206-0012141

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: 053-12 Part of Parcel: 267.00

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, **K & H I, LLC, a Tennessee limited liability company and HAROLD P. BONE, individually** (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, representatives, successors and assigns, all of Grantors' 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, representatives and assigns, forever. And the Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have 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 Grantors do further covenant and bind themselves, their heirs, representatives, 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 Grantors have executed this instrument as of the 1st day of February, 2017.

K & H I, LLC, a Tennessee limited liability company

By: Harold P. Bone
Harold P. Bone, Chief Manager

Harold P. Bone
HAROLD P. BONE, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Harold P. Bone, 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 he is the Chief Manager (or other officer authorized to execute this instrument) of K & H I, LLC, a Tennessee limited liability company, and that he, as such Chief Manger, executed the within instrument for the purposes herein contained on behalf of the limited liability company in his capacity as Chief Manger.

Witness my hand, at office, this 27th day of ~~July, 2015~~ January, 2017.

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

Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, HAROLD P. BONE, the within named bargainor, 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 herein contained.

Witness my hand, at office, this 27th day of January, 2017.

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

Peggy Axford
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer, or value of property (whichever is greater) is $325,000.00.

Affiant

Subscribed and sworn before me this 1st day of February, 2017.



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 1, on the Final Plat of Resubdivision of Bone Subdivision II, as shown on plat of record as Instrument No. 20161115-0120585, in the Register's Office for Davidson County, Tennessee, in which Plan reference is hereby made for a more complete description of the property.

Being the property conveyed to K&H I, LLC, a Tennessee limited liability company, by Deed of Correction of record in Instrument No. 20100604-0043383, in the Register's Office for Davidson County, Tennessee, and part of the property conveyed to Harold P. Bone by Quitclaim Deed of record in Instrument No. 20140917-0085261, said Register's Office. K&H I, LLC, was dissolved by Articles of Dissolution filed March 9, 2013, at the Office of the Secretary of State of the state of Tennessee and as part of the winding up process of the limited liability company, K&H I, LLC, has executed this deed to convey its interest in the property to Montgomery G. Turner, Sr. Harold P. Bone was the sole member of the company at the time of filing of Articles of Dissolution.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2017, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Instrument No. 20161115-0120585, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Instrument No. 20120816-0073620, in the Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plan of record in Instrument No. 20070227-0024217, in the Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee.

6. Right-of-Way Deed for Highway Purposes of record in Book 4992, Page 353, in the Register's Office for Davidson County, Tennessee.

7. Right-of-Way Easement of record in Book 5430, Page 469, in the Register's Office for Davidson County, Tennessee.

8. Easement of record in Book 5570, Page 360, in the Register's Office for Davidson County, Tennessee