BILL GARRETT, Davidson County
Trans:T20170045537 DEEDWARRSP
Recvd: 05/30/17 11:44 4 pgs
Fees:23.00 Taxes:10759.22
20170530-0053333

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.:
Mountcastle Family Limited Liability Company Attn: Catherine A. Mountcastle 104 Kenner Avenue, Suite 303 Nashville, TN 37205	SAME	09100003900

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.**, a married man (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MOUNTCASTLE FAMILY LIMITED LIABILITY COMPANY, 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 successors, heirs, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming by, through or under 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 25th day of May, 2017.

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 who 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 25th day of May, 2017.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $2,907,897.00.

Peggy Alford

Affiant

Subscribed and sworn before me this 25th day of May, 2017.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

EXHIBIT "A"
Legal Description

Land situated in the 20th council district, Nashville, Davidson County, Tennessee, being a portion of Blocks D, 32, and 25 on Plan No. 2 of West Nashville, Tennessee, of record in Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, a portion of Pennsylvania Avenue as abandoned by Department of Public Works Project Number 62-E, and also a portion of Alley Number 1209, being the same land conveyed to Brucewood Partners, a Tennessee general partnership, by Special Warranty Deed from Armstrong Hardwood Flooring Company, a Tennessee corporation on February 4, 2013, as Tract E, of record in Instrument Number 20130204-0011239, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at the approximate centerline intersection of Centennial Boulevard and 51st Avenue North, thence northwesterly, 95 feet to a capped iron rod set at the intersection of the westerly margin of 51st Avenue North and the northerly margin of Centennial Boulevard, said rod being the southeasterly corner of the land herein described and the Point of Beginning; thence with the margin of Centennial Boulevard, North 53 degrees 27 minutes 07 seconds West, a distance of 284.50 feet to a capped iron rod set; thence leaving said margin with the easterly line of Brucewood Partners Tract D, of record in Instrument Number 20130204-0011239, in the Register's Office for Davidson County, Tennessee, North 01 degrees 46 minutes 39 seconds West, distance of 330.00 feet to a 1/2 inch iron rod found; thence continuing with the line of Tract D, South 69 degrees 54 minutes 19 seconds East, a distance of 238.00 feet to a 5/8 inch capped iron rod set on the margin of 51st Avenue North; thence with the margin of 51st Avenue North, South 02 degrees 05 minutes 45 seconds East, passing an uncapped iron rod found at 412.64 feet for a total distance of 417.77 feet to the Point of Beginning and containing 1.90 acres of land.

Being the same property conveyed to Montgomery G. Turner, Sr., by deeds dated February 27, 2014 from Brucewood Partners, a Tennessee general partnership, of record in Instrument No. 20140228-0017209 and Instrument No. 20140228-0017210, Register's Office for Davidson County, Tennessee.

The description is based upon a survey performed by Dale and Associates on December 2, 2013 under the supervision of Steven C. Matthews, a Register Land Surveyor in the State of Tennessee, RLS# 2352.

EXHIBIT "B"
Permitted Exceptions

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

2. Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140421-0032736, Register's Office for Davidson County, Tennessee.

3. Memorandum of Lease of record in Instrument No. 20140423-0034123, Register's Office, Davidson County, Tennessee.

4. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20140604-0048446, Register's Office for Davidson County, Tennessee.

5. Grant of Easement Distribution of record in Instrument No. 20160824-0088638, Register's Office for Davidson County, Tennessee.