BILL GARRETT, Davidson County
Trans:T20170045539 DEEDWARRSP
Recvd: 05/30/17 11:45 4 pgs
Fees:23.00 Taxes:5296.35
20170530-0053338

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.:
James D. Wamble and Alisa S. Wamble 224 Bramerton Court Franklin, TN 37069	SAME	05312026700

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 present does transfer and convey unto **JAMES D. WAMBLE** and wife, **ALISA S. WAMBLE** (the "Grantees"), their 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 Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the Grantees 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 Grantees, their heirs, successors 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 26th 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th 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 $1,431,446.00.

Affiant

Subscribed and sworn before me this 26 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 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, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Montgomery G. Turner, Sr. by Warranty Deed of record in Instrument No. 20170206-0012141, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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

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

3. Subject to all matters shown on the Plan of record in Instrument No. 20161115-0120585, said Register's Office.

4. Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, said Register's Office.

5. Right-of-Way Deed for Highway Purposes of record in Book 4992, Page 353, said Register's Office.

6. Right-of-Way Easement of record in Book 5430, Page 469, said Register's Office.

7. Easement of record in Book 5570, Page 360, said Register's Office.

8. Restrictive Covenants of record in Instrument No. 20170206-0012142, said Register's Office.

9. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-way of record in Instrument No. 20170206-0012573, said Register's Office.

10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170210-0014156, said Register's Office.

11. Memorandum of Lease of record in Instrument No. 20170327-0029390, said Register's Office.