Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

25740-1C
Box #14

ADDRESS NEW OWNER:

Mark Steve Meadows
605 Cowan Street
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

MAP-PARCEL NOS.

09400010500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TURNER PROPERTIES, a Tennessee partnership composed of Jack B. Turner and Jill Turner Crow** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **MARK STEVE MEADOWS** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a parcel of land in the First, formerly the Third, Civil District of Davidson County, Tennessee, bounded on the South by Omohundro Drive, on the east by Visco Drive, and on the north by properties bearing Tax Map Parcel Nos. 94-6-1 and 94-6-2, more particularly described according to survey of Barge, Waggoner, Sumner & Cannon, dated December 1, 1981, as follows:

BEGINNING at a concrete monument in the westerly margin of Visco Drive, said monument being located approximately 197 feet northerly from the centerline of Omohundro Drive; thence, South 45° 46' East 104.49 feet to a concrete monument; thence, with a curve to the right having a radius of 50 feet, a central angle of 103° 16', 90.12 feet to a concrete monument; thence, South 57° 30' West 110.88 feet; thence, South 52° 12' West 530.00 feet; thence, South 57° 25' West 385.00 feet; thence, South 56° 51' West 169.56 feet; thence, leaving the right-of-way of Omohundro Drive, North 27° 27' West 182.74 feet to a point in the south line of Marmor Corporation (Tax Map Par. No. 94-6-1); thence, with Marmor and Clinton Realty, North 61° 09' East 100 feet to a concrete monument; thence, with a curve to the left having a central angle of 06° 05', a radius of 943.55 feet 100.18 feet to a concrete monument; thence, North 55° 04' East 641.00 feet to a concrete monument; thence, North 55° 26' East 361.71 feet to the POINT OF BEGINNING, containing 4.87 acres, more or less.

BEING PART OF the same property conveyed to Turner Properties, a Tennessee partnership composed of Jack B. Turner and Jill Turner Craw, by Quitclaim Deed from Ajax Turner Co., Inc., dated January 2, 2990 and recorded January 5, 1990 in Book 8020, Page 63, Register's Office of Davidson County, Tennessee, and further being the same property previously conveyed to Ajax Turner Co., Inc., by Warranty Deed from Powell & Clark Partnership, dated September 9, 1986 and recorded September 10, 1986 in Book 6975, Page 451, said Register's Office.

Bill Garrett Davidson County
Batch# 55861 DEEDWARR
02/06/2018 10:54:55 AM 3 pgs
Fees: $18.00 Taxes: $450.48

20180206-0011942

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever, as limited by Permitted Encumbrance Number 9 as set forth on the attached Exhibit A.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31 day of January, 2018.

TURNER PROPERTIES, a Tennessee partnership

By: Jack B Turner
Name: Jack B. Turner
Its: General Partner

STATE OF Tennessee]
COUNTY OF Montgomery]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jack B. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of TURNER PROPERTIES, a Tennessee partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said general partnership

WITNESS my hand and seal, at office in Clarksville, Tennessee, this 31st day of January, 2018.

CAROL L. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Carol L. Walker
Notary Public
My Commission Expires: March 21, 2020

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $121,750.00.

Rita Bailey
Affiant

Subscribed and sworn to before me this 1st day of February, 2018.

Margaret M. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public
My Commission Expires:

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 09400010500.

3. Permanent Easement reserved by Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3890, Page 340-342, Register's Office for Davidson County, Tennessee.

4. 25-foot easement for railroad and utilities along the portion of the North line of said property, as shown on a survey of Barge, Waggoner, Sumner and Cannon, dated December 1, 1981, as set out in Book 6819, Page 654, said Register's Office.

5. Subject to Metropolitan County Council Bill No. 091-1622 changing the name Omohundro Drive to Pumping Station Road.

6. Title to that portion of the premises, if any, embraced within the bounds of the chartered railroad right-of-way.

7. Drainage Easement Agreements, of record in Instrument No. 20140523-0044770 and Instrument No. 20150519-0045948, said Register's Office.

8. Subject to all Matters as shown in Plat Book 4175, Page 36 and Plat Book 5190, Page 592, said Register's Office.

9. Other easements, covenants and/or restrictions which appear of record which predate the Grantor's ownership of the property.