Karen Johnson Davidson County
Batch# 589187 DEEDWARRSP
03/11/2021 09:20:03 AM 4 pgs
Fees: $23.00 Taxes: $11,939.90
20210311-0032106

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.:
525 Group, L.L.C. 515 4th Avenue, South Nashville, TN 37210	SAME	183-05-0B-001.00

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 **525 GROUP, L.L.C., a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said Property 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 and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the 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 10th day of March, 2021.

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 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 10 day of March, 2021.

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 $3,227,000.00.

Affiant

Subscribed and sworn before me this 10th day of March, 2021.

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 Plan of Commercial Site #2, October Woods Commercial (CS) Subdivision, as shown on plat of record as Instrument No. 20050802-0090344 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Montgomery G. Turner, Sir., by Warranty Deed of record as Instrument No. 20180525-0050276 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for 2021, a lien not yet due and payable

2. Subject to all matter shown on the Plan of record as Instrument No. 20050802-0090344, Register's Office, Davidson County, TN.

3. Memorandum of Lease of record as Instrument No. 20180525-0050279, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20180511-0045390, said Register's Office