SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-30-27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1237888 DEEDWARRSP
02/18/2025 08:14:30 AM 8 pgs
Fees: $43.00 Taxes: $2,590.00
20250218-0011552

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Restoration Concepts, LLP	Same	082-13-0-081.00
(NAME)	(NAME)	
4117 Hillsboro Pike, Suite 103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA S. TURNER AND CHARLES ROBIN, CO-TRUSTEES OF THE BRUCE I. TURNER FAMILY TRUST U/W/O BRUCE IRWIN TURNER, A ONE-HALF UNDIVIDED INTEREST,
AND
CHARLES M. ROBIN, EXECUTOR OF THE ESTATE OF SARA S. ROBIN, A ONE-HALF UNDIVIDED INTEREST

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RESTORATION CONCEPTS, LLP, a Tennessee limited liability partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. Wherever 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)

Witness my hand this 11th day of February, 2025.

GRANTOR:

THE BRUCE I. TURNER FAMILY TRUST
U/W/O BRUCE IRWIN TURNER

By: Barbara S Turner
Name: Barbara S. Turner
Title: Co-Trustee of the Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and City mentioned, personally appeared Barbara S. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner, executed the foregoing instrument for the purpose therein contained, by personally signing her name as Co-Trustee of the Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner.

Witness my hand, at office, this 11th day of February, 2025.

Pam Spears
NOTARY PUBLIC

Pam Spears
State of Tennessee Notary Public
Davidson County

My Commission Expires:

My Commission Expires:
July 7, 2027

GRANTOR:

THE BRUCE I. TURNER FAMILY TRUST
U/W/O BRUCE IRWIN TURNER

By: _____
Name: Charles Robin
Title: Co-Trustee of the Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and City mentioned, personally appeared Charles Robin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Co-Trustee of the Bruce I. Turner Family Trust U/W/O Bruce Irwin Turner.

Witness my hand, at office, this 11th day of February, 2025.

_____
NOTARY PUBLIC

Pam Spears
State of Tennessee Notary Public
Davidson County

My Commission Expires:

My Commission Expires:
July 7, 2027

GRANTOR:

THE ESTATE OF SARA S. ROBIN

By: _____
Name: Charles M. Robin
Title: Executor of the Estate of Sara S. Robin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and City mentioned, personally appeared Charles M. Robin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Sara S. Robin, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Executor of the Estate of Sara S. Robin.

Witness my hand, at office, this 11th day of February, 2025.

_____
NOTARY PUBLIC

Pam Spears
State of Tennessee Notary Public
Davidson County

My Commission Expires:

My Commission Expires:
July 7, 2027

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the east 25 feet of Lot No. 57, all of Lot No. 58 and the west 30 feet of Lot No. 59, Block C, as shown on the map entitled Bradford Realty Company's Subdivision of the south part of the north Hill Tract, of record in Book 421, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot and part of said lots adjoin and front together 90 feet on the south side of Locklayer Street, and run back between parallel lines, 100 feet to an alley.

Being the same property conveyed to WILLIAM H. ROBIN AND WIFE, SARA S. ROBIN AND CARL B. TURNER AND WIFE, SARAH R. TURNER by deed from VOLUNTEER REALTY COMPANY, INC., A TENNESSEE CORPORATION of record in Book 3369, Page 239, dated March 19, 1962, said Register's Office. CARL B. TURNER has since died leaving SARAH R. TURNER as the surviving tenant by the entirety. SARAH R. TURNER subsequently married and is n/k/a SARAH R. GREENBURG. WILLIAM H. ROBIN AND WIFE, SARA S. ROBIN and SARAH R. GREENBURG have conveyed their interest in said property to PAM LEEPER, TRUSTEE, who in turn conveyed said property to WILLIAM H. ROBIN AND WIFE, SARA S. ROBIN as to a one-half undivided interest and SARAH R. GREENBURG as to a one-half undivided interest by quitclaim deed of record in Book 4631, Page 646, dated August 4, 1972, said Register's.

SARAH R. TURNER, now known as SARAH R. GREENBERG, died testate on or about June 12, 1984, devising her one-half undivided interest in said property to her son, BRUCE IRWIN TURNER, by will of record in Will Book 177, page 208, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Book 10623, page 513, said Register's Office.

BRUCE IRWIN TURNER, aka BRUCE I. TURNER, died testate on or about November 24, 1996. Pursuant to the terms of his will of record in Will Book 210, page 57, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, BARBARA S. TURNER, EXECUTOR OF THE ESTATE OF BRUCE IRWIN TURNER conveyed his one-half undivided interest in said property to BARBARA S. TURNER AND NEDDA M. POLLOCK, CO-TRUSTEES OF THE BRUCE I. TURNER FAMILY TRUST U/W/O BRUCE IRWIN TURNER by Executor's Deed of record in Book 10640, page 388, dated October 3, 1997, as re-recorded in Book 10677, page 93, said Register's Office. NEDDA M. POLLOCK resigned on March 1, 2017, as Co-Trustee. Pursuant to the will of Bruce Irwin Turner, CHARLES ROBIN is the alternate CO-TRUSTEE.

SARA S. ROBIN died testate on or about November 17, 2016. Pursuant to the terms of her will of record in Docket No. 16P1987, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is property is to be administered as part of her probate estate.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property Taxes for the year 2024 are being paid and prorated at closing.
2. Matters shown on the Plan of record in Book 421, page 76, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 11, 2025.

Date

Affiant Signature

Feb 14, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON