11-03-007-D

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARRSP
Recvd: 10/07/11 15:51 3 pgs
Fees:18.00 Taxes:4625.00
20111007-0078341

MAP & PARCEL
147-12-55

The actual consideration or value, whichever is greater, for this transfer is **$1,250,000.00**.

10/7/11

Affiant

Subscribed and sworn to before me this the 7th day of OCTOBER, 2011.

My Commission Expires: 9/9/14

Notary Public

PETER WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
RICHLAND SOUTH, LLC
ATTN: Hassan Mousavi
409 Hope Avenue
Franklin, TN 37067

SEND TAX BILLS TO:
"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RICHARD V. HUSTED, TRUSTEE under the Richard V. Husted Revocable Trust dated August 12, 2004, as to a one-half (1/2) undivided interest and DEBORAH L. HUSTED, TRUSTEE under the Deborah L. Husted Revocable Trust dated August 12, 2004, as to a one-half (1/2) undivided interest**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of Nolensville Road (US Highway 31-A), being Lot No. 1 as shown on Second Revision Resubdivision of Lots Nos. 1 and 2, Sovran Bank, of record in Plat Book 8250, Page 13, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Nolensville Road, said point being the most southeast corner of herein descibed tract and the northeast corner of Turner Snodgrass of record in Deed Book 8605, Page 446, Register's Office for Davidson County, Tennessee;

THENCE, leaving said westerly margin with the north line of Snodgrass, S 55 degrees 18 46" W. 236.01 feet to a point;
THENCE with the easterly line of Nashville Swim Club, Inc. of record in Deed Book 3701, Page 282, Register's Office for Davidson County, Tennessee and a curve concave to the west having a central angle of 05 degrees 24 11", a radius of 2, 386.00 feet and a chord of N 36 degrees 50 57" W, 224.92 for an arc length of 225.00 feet to a iron pin;
THENCE, with the southerly line of Nations Bank of Tennessee, of record in Deed Book 5466, Page 372, Register's Office for Davidson County, Tennessee, N 59 degrees 41 06" E, 238.82 feet to a point in the westerly margin of Nolensville Road;
THENCE, with said margin and a curve concave to the west having a central angle of 4 degrees 31 01", a radius of 2, 622.00 feet and a chord of S 36 degrees 27 15" E, 206.65 feet for an arc length of 206.70 feet to the point of BEGINNING.

BEING the same property conveyed to Richard V. Husted, Trustee under the Richard V. Husted Revocable Trust dated August 12, 2004, as to a one-half (1/2) undivided interest and Deborah L. Husted, Trustee under the Deborah L. Husted Revocable Trust dated August 12, 2004, as to a one-half (1/2) undivided interest, by Deed from Thomas C. Wangeline, Jr. Trustee under Trust Agreement dated August 8, 1993, known as the Wesley Land Trust, of record in Instrument No. 20050104-0001050, Register's Office for Davidson County, Tennessee.

This is improved property known as 4709 Nolensville Pike, Nashville, Tennessee 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons claiming through and/or under the GRANTOR.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 4th day of October, 2011.

RICHARD V. HUSTED, TRUSTEE under the Richard V. Husted Revocable Trust dated August 12, 2004, as to a one-half (1/2) undivided interest and DEBORAH L. HUSTED, TRUSTEE under the Deborah L. Husted Revocable Trust dated August 12, 2004, as to a one-half (1/2) undivided interest

By: _____
RICHARD V. HUSTED, TRUSTEE

By: Deborah L. Husted
DEBORAH L. HUSTED, TRUSTEE

STATE OF ~~TENNESSEE~~XXX) Illinois
COUNTY OF ST. CLAIR)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **RICHARD V. HUSTED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee of the **Richard V. Husted Revocable Trust dated August 12, 2004,** the within named bargainor(s), and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said trust by himself as such Trustee.

Witness my hand and official seal at O'Fallon, Illionois, this 4 day of October, 2011.

My Commission Expires: 6-12-14

Notary Public

OFFICIAL SEAL
KATHLEEN G HUGHES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/12/14

STATE OF ~~TENNESSEE~~X) Illinois
COUNTY OF ST. CLAIR)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DEBORAH L. HUSTED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of the **Deborah L. Husted Revocable Trust dated August 12, 2004,** the within named bargainor(s), and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said trust by herself as such Trustee.

Witness my hand and official seal at O'Fallon, Illinois, this 4 day of October, 2011.

My Commission Expires: 6-12-14

Notary Public

OFFICIAL SEAL
KATHLEEN G HUGHES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/12/14

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9-9-14

Notary Public

