WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023500 DEEDWARR
Recvd: 04/02/12 09:57 2 pgs
Fees:13.00 Taxes:1480.00
20120402-0027440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Eichel	**Same As New Owner**	
(NAME) 3300 East Lake Drive	(NAME)	**Map 106**
(ADDRESS) Nashville, TN 37214	(ADDRESS)	**Parcel 131.00**
(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, **RICHLAND SOUTH, LLC, TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL EICHEL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10, The Plus Park, Section Ten, of record in Book 4595, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richland South, LLC by Warranty Deed from Working Capital, No. 1, LLC, filed for record June 7, 2011 in Instrument No. 20110607-0043570, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4595, page 76, said Register's Office and (c) Restrictive covenants contained in Book 4530, page 348, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **325 Plus Park Boulevard, Nashville, TN 37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 30th day of March, 2012.

Richland South, LLC

By:
Hassan Mousavi, Member

ACKNOWLEDGMENT

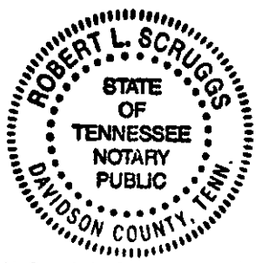
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Hassan Mousavi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member of Richland South, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2012.

Commission expires:



My Commission Expires MAY 6, 2013

Notary Public