WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067967 DEEDWARR
Recvd: 09/11/12 09:24 3 pgs
Fees:18.00 Taxes:1790.80
20120911-0082202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$484,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 3, 2014

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
Richland South, LLC	**Same As New Owner**	
(NAME) **C/O Hassan Mousavi**	(NAME)	**Map/Parcels**
409 Hope Avenue		
(ADDRESS) **Franklin, TN 37069**	(ADDRESS)	**See Below**
(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, **MICHAEL R. GARRISON, EXECUTOR OF THE ESTATE OF JOHN T. GARRISON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHLAND SOUTH, LLC, a Tennessee limited liability company,** 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:

SEE ATTACHED EXHIBIT A

☐ unimproved
This is improved ☒ property, known as **703,719, 721 & 723 3rd Avenue South, Nashville, TN 37210**
(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 10th day of September, 2012.

By: Michael R. Garrison, executor
Michael R. Garrison, Executor

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Michael R. Garrison** 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 John Thomas Garrison**, and who further acknowledged that he is authorized to execute the within instrument, as Executor.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2012.

Commission expires:

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 3, 2014

EXHIBIT "A"

Legal Description

703 3rd Avenue South - Map 93-11 Parcel 121.00
Land in Davidson County, Tennessee, being the southerly 46 feet of Lot No. 26 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:.

Said part of Lot No. 26 fronts 46 feet on the southerly side of 3rd Avenue South, formerly College Street, and runs back between parallel lines with the southerly margin of Elm Street, as now established 138 ½ feet to an alley.

Being the same property conveyed to John T. Garrison by Quitclaim Deed from Charlotte L. Garrison, filed for record December 28, 1984 in Book 6557, page 588, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John T. Garrison and wife, Charlotte Garrison by deed, of record in Book 6005, page 388, said Register's office.

719 3rd Avenue South - Map 93-15 parcel 24.00
Tract I:
Land in Davidson County, Tennessee, being the south one-half of Lot No. 28 in Campbell's Plan of South Nashville Lots a plan of which is, of record in Book "U" pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:.

Said part of said lot fronts 30 feet on the westerly side of Third Avenue South, formerly College Street and runs back between parallel lines 138 ½ feet to an alley.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 29 in Campbell's Plan of South Nashville Lots, of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:.

Said Lot No. 29 fronts 60 feet on the Westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines 138 ½ feet to tan alley.

Tract III:
Land in Davidson County, City of Nashville and designated as Lot No. Thirty (30) in Campbell's Plan of South Nashville Lots, as of record in Book "U" pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:.

Said Lot No. 30 fronts sixty (60) feet on the westerly side of Third Avenue, South, formerly College Street, and runs back between parallel lines, One hundred Thirty-eight and one-half (138 1/2) feet to an alley.

Being the same property conveyed to John T. Garrison by Quitclaim Deed from Charlotte L. Garrison, filed for record December 28, 1984 in Book 6557, page 584, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John T. Garrison and wife, Charlotte L. Garrison by deed, of record in Book 4583, page 982, said Register's Office.

**Said lots together front 150 feet on the westerly side of Third Avenue, South, formerly College Street, and runs back between parallel lines 138 ½ feet to an alley.

721 3rd Avenue South -Map 93-15 Parcel 25.00
Land in Davidson County, Tennessee, being the North 28 feet 6 inches of Lot No. 31 on the map of Maj. William Campbell's Addition, of record in Book "U", page 682, Register's Office for Davidson County, Tennessee, and described as follows:.

Said part of said Lot No. 31 fronts 28 feet 6 inches on the westerly side of Third Avenue South and runs back between parallel liens, 138 feet 6 inches to an alley.

Being the same property conveyed to John T. Garrison by Quitclaim Deed from Charlotte L. Garrison, filed for record in December 28, 1984 in Book 6557, page 590, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John T. Garrison and wife, Charlotte Garrison by Charlotte Garrison, of record in Book 5731, page 334, said Register's Office.

723 3rd Avenue South – Map 93-15 Parcel 26.00
Land in Davidson County, Tennessee, being the southerly 31 feet of Lot No. 31 on the Plan of Campbell's South Nashville lots, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot No. 31 fronts 31 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines, with the northerly margin of Ash Street formerly Campbell or Troost Street 138 ½ feet to an alley.

Being the same property conveyed to John T. Garrison by Quitclaim Deed from Charlotte L. Garrison, filed for record in Book 6657, page 571, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John Thomas Garrison and wife, Charlotte L. Garrison by deed, of record in Book 3313, page 542, said Register's Office.

The said John T. Garrison having since died Testate in Davidson County, Tennessee and Michael R. Garrison having been appointed executor of the Estate of John Thomas Garrison in Davidson County Probate Case No. 08P-1434 and having authority to convey such property both within the Last Will and Testament of John Thomas Garrison and by Order of the Davidson County, Tennessee Probate Court, of record in Instrument No. 20120911008220 1, Register's Office for Davidson County, Tennessee. Johns Garrison, John Thomas Garrison and J. T. Garrison are all one and the same person.

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 "U", pages 682 and 683, said Register's Office.