WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092292 DEEDWARR
Recvd: 12/04/12 09:08 2 pgs
Fees:13.00 Taxes:3700.00
20121204-0111178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My 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
Michael H. Tyler	**CB&S Bank**	
(NAME)	(NAME)	
5623 Hillsboro Pike	**P.O. Box 910**	**Map 144-4**
(ADDRESS)	(ADDRESS)	
Nashville, TN37215	**Russellville, AL 35653**	**Parcel 17.00**
(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 **MICHAEL H. TYLER AND WIFE, TANYA G. RIVERA-TYLER,** 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:

Property located on the West side of Hillsboro Pike in the City of Nashville, Davidson County, Tennessee. Being known as parcel 17.00 on Davidson County Property Map 144-04, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 14, 2008 and known as Job No. 08-0005, as follows:

BEGINNING at an iron pin found in the westerly right-of-way of Hillsboro Pike at the Northeast corner of the herein-described tract and the Southeast corner of the Norris C. Nielsen etux property of record in Book 4643, Page 690, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with the right-of-way of Hillsboro Pike and a curve right having a radius of 3047.58', a delta of 06°03'21", a chord length of 321.96', said chord having a bearing of S 28°15' 55" W and an arc length along said curve of 322.11' to an iron pin found; Thence leaving the right-of-way of Hillsboro Pike with the northerly line of Trace 2 of same survey, N 86°51' 06" W – 518.05' to an iron pin found in the easterly line of the Mark A. Holloway etux property of record in Book 11067, Page 151, R.O.D.C., TN. Thence with the easterly line of Holloway, N 03°36'01" E – 50.06' to an iron pin found in the southerly line of the Richard Philpot, S 85°53'21" E – 66.02' to an iron pin found; Thence with the easterly line of Philpot, and the easterly line of the Tucker Curtis etux property of record in Book 9783, Page 888, R.O.D.C., TN. And with the easterly line of the Nancy S. Phipps property of record in Book 10422, Page 427, R.O.D.C., TN., N 04°16'04" E – 427.94' to an iron pin found; Thence with the southerly line of the Norris C. Nielsen etux property, aforementioned, S 69°08' 00" E – 608.83' to the POINT OF BEGINNING, containing 4.80 acres, more or less.

Being the same property conveyed to Richland South, LLC by General Warranty Deed, from Estate of Otto Kruse, deceased, by Tim Kruse, Executor, filed for record February 22, 2008, as Instrument No. 20080222-0017287, 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 paid, prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☒ property, known as **5623 Hillsboro Pike, Nashville, TN**

(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 3rd day of December, 2012.

Richland South, LLC.

By: _____

Hassan Mousavi, Chief Manager

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 **Chief Manager of Richland South, LLC**, (the "Company:), the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2012.

Commission expires:



_____
Notary Public