# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130000196 DEEDWARR
Recvd: 01/02/13 10:33 2 pgs
Fees:13.00 Taxes:5550.00
20130102-0000230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST 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 |
|---|---|---|
| **Bobby Price** | **Same As Owner** | **34-9-174.00** |
| (NAME) **3710 Pishon Trail** | (NAME) | **34-9-182.00** |
| (ADDRESS) **Franklin, TN 37064** | (ADDRESS) | |
| (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, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY PRICE,** 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:

Tract I:
Land in Davidson County, Tennessee, being Lot 7B on the Plan of the Resubdivision of Lot 7A, 7B and 7C of Rivergate Station, Section 3, of record in Plat Book 8250, page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof..

Tract II:
Land in Davidson County, Tennessee, being Lot No. 4B on the Plan of the Resubdivision of Lot 4 of Rivergate Station, Section Two, Phase Five, of record in Plat book 8250, page 418, Register's Office for Davidson County, Tennessee, to which pan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richland South, a Tennessee limited liability company, by Special Warranty Deed from Bank of America, N.A., Trustee of the Carol M. Gatton Irrevocable Trust Under Agreement Dated February 26, 2009, of record in Instrument No. 20111230-0102117, 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); (b) all matters appearing on the plan of record in Plat Book 8250, page 347, said Register's Office and (c) Restrictive covenants contained in Book 7480, page 965, amended in Book 7537, page 359 and Book 8100, page 76, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1535 & 1537 Gallatin Pike, Madison, TN 37115**

(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 31st day of December, 2012.

Richland South LLC

By: _____
Hassan Mousavi, Member

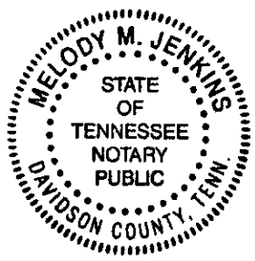
**ACKNOWLEDGMENT**

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 31st day of December, 2012.

Commission expires:




My Commission Expires MAR. 3, 2014

_____
Notary Public