File No.: 13091979

WARRANTY DEED

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21st Ave. S, 2nd Floor
Nashville, Tennessee 37212

BILL GARRETT, Davidson County
Trans:T20130082559 DEEDWARR
Recvd: 09/24/13 11:45 5 pgs
Fees:28.00 Taxes:610.50

20130924-0100322

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BETTY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shams Properties, LLC Attn: Hoss Mousavi (NAME)	Shams Properties, LLC (NAME)	P/O 044 00 0 01100
409 Hope Avenue (ADDRESS)	Same (ADDRESS)	
Franklin, TN 37069 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **Billy R. Clemmons, John E. Clemmons, and Amelia F. Woods**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shams Properties, LLC**, a Tennessee limited liability company and **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, State of Tennessee, described as follows, to-wit:

Parcel 1:

Land in Davidson County, Tennessee, and being all of Tract No. 1 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Commencing at a ½" Rebar (O) w/ Rainey Cap in the west right-of-way of Robinson Road, this being the northeast parent tract corner of Clemmons and the southeast corner of the Knoll Subdivision, Section I (2330/094); thence with the west right-of-way of Robinson Road S 13°41'55" E a distance of 232.76' to a ½" Rebar (O) w/ Rainey Cap, this being the southeast corner of the remaining lands of Clemmons and the northeast corner of the property described herein and the Point of Beginning of Tract 1, this survey; thence leaving the remaining lands of Clemmons and with the aforementioned right-of-way for two calls: S 13°41'55" E a distance of 41.67' to a Concrete Monument (O); on a curve to the left having an arc length of 48.65' and a radius of 1712.31' (chord bearing of S 14°30'45" E, chord length of 48.65') to a ½" Rebar (N) w/ Sexton Cap, this being the northeast corner of Tract 2, this survey, and the southeast corner of the property described herein; thence leaving the right-of-way of Robinson Road and with Tract 2 for two calls: S 47°53'42" W a distance of 391.56' to a ½"

Rebar (N) w/ Sexton Cap; S 62°16'12" W a distance of 684.79' to a ½" Rebar (N) w/ Sexton Cap, this being a common corner to Tract 2 and Tract 5, this survey, and the southwest corner of the property described herein; thence leaving Tract 2 and with Tract 5 N 28°40'20" W a distance of 337.57' to a ½" Rebar (N) w/ Sexton Cap in the south line of the Knoll Subdivision, this being the northernmost corner of Tract 5 and the northwest corner of the property described herein; thence leaving Tract 5 and with the Knoll Subdivision and generally with a fence for two calls:
N 45°48'47" E a distance of 195.02' to a ½" Rebar (O); N 41°42'08" E a distance of 23.59' to a ½" Rebar (O) w/ Rainey Cap, this being the northwest corner of the remaining lands of Clemmons and the northernmost corner of the property described herein; thence leaving the Knoll Subdivision and with the remaining lands of Clemmons for two calls: S 28°40'20" E a distance of 216.09' to a ½" Rebar (O) w/ Rainey Cap, this being the southwest corner of the remaining lands of Clemmons; N 62°16'12" E a distance of 878.20' to the Point of Beginning containing 218180.77 square feet or 5.01 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Parcel 2:

Land in Davidson County, Tennessee, and being all of Tract No. 4 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Beginning at Mag Nail (N) w/ Washer at the centerline end of Anita Drive in the south line of the Knoll Subdivision, Section II (2854/066), this being a common corner of Tract 5, this survey, and the property described herein as well as the northernmost corner of the property described herein; thence leaving Anita Drive and the Knoll Subdivision and with Tract 5 for three calls: S 30°14'40" E a distance of 100.00' to a ½" Rebar (N) w/ Sexton Cap; S 12°14'04" W a distance of 1950.49' to a ½" Rebar (N) w/ Sexton Cap; S 12°14'04" W a distance of 265.00' to a point at or near the low water mark of the Cumberland River, this being the southwestern most corner of Tract 5 and the southernmost corner of the property described herein; thence leaving Tract 5 and with the meanders of the low water mark of the Cumberland River a chord bearing of N 43°59'58" W a chord distance of 1322.40' to a ½" Rebar (O) w/o Cap 8.27' north of a fence, this being the southwest corner of Starks (200702130018341) and the northwest corner of the property described herein; thence leaving the low water mark of the Cumberland River and with Starks and generally with a fence N 46°16'28" E a distance of 821.98' to a ½" Rebar (N) w/ Sexton Cap, this being the northwest corner of Metropolitan Nashville Water and Sewer (7486/507 [formerly Old Hickory Utility District]); thence leaving Starks and the fence and with Metropolitan Nashville Water and Sewer and generally with a chain-link fence for three calls: S 44°11'13" E a distance of 140.00' to a ½" Rebar (N) w/ Sexton Cap, this being the southwest corner of Metropolitan Nashville Water and Sewer; N 45°13'57" E a distance of 160.00' to a ½" Rebar (N) w/ Sexton Cap, this being the southeast corner of Metropolitan Nashville Water and Sewer; N 44° 11'13" W a distance of 140.00' to a ½" Rebar (N) w/ Sexton Cap, this being the northeast corner of Metropolitan Nashville Water and Sewer in the south line of other lands of Starks (200702130018346); thence leaving Metropolitan Nashville Water and Sewer and with Starks and Knoll Subdivision, Section II, respectfully, and generally with a fence N 45°29'20" E a distance of 883.62' to the Point of Beginning containing 1280040.86 square feet or 29.39 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Parcel 3:

Land in Davidson County, Tennessee, and being all of Tract No. 5 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Beginning at a ½" Rebar (N) w/ Sexton Cap 47.18' east of a Mag Nail (N) in the centerline end of Anita Drive, this

being the northwest corner of Tract 1, this survey, and the northernmost corner of the property described herein in the south line of the Knoll Subdivision, Section I (2330/094); thence leaving Knoll Subdivision and with Tract 1 S 28°40'20" E a distance of 337.57' to a ½" Rebar (N) w/ Sexton Cap, this being the southwest corner of Tract 1 and the northwestern most corner of Tract 2; thence leaving Tract 1 and with Tract 2, this survey, S 12°14'04" W a distance of 498.43' to a ½" Rebar (N) w/ Sexton Cap, this being the southwestern most corner of Tract 2; thence continuing with Tract 2 and then with Tract 3, this survey, respectfully, S 48°15'31" E a distance of 606.79' to a ½" Rebar (N) w/ Sexton Cap in the west line of Hopkins (200711140133789), this being the southernmost corner of Tract 3 and the southeastern most corner of the property described herein; thence leaving Tract 3 and with Hopkins and then Calvin/Criswell (200711210136557), respectfully, and generally with a fence for two calls: S 11° 29'11" W a distance of 1242.53' to a ½" Rebar (N) w/ Sexton Cap; S 11°44'24" W a distance of 520.74' to an Iron Pipe (O) at or near the low water mark of the Cumberland River, this being the southwest corner of Calvin/ Criswell and the southernmost corner of the property described herein; thence leaving Calvin/Criswell and the fence and with the meanders of the low water mark of the Cumberland River a chord bearing of N 43°59'58" W a chord distance of 876.23' to a point, this being the southernmost corner of Tract 4 and the westernmost corner of the property described herein; thence leaving the low water mark of the Cumberland River and with Tract 4 for three calls: N 12°14'04" E a distance of 265.00' to a ½" Rebar (N) w/ Sexton Cap; N 12°14'04" E a distance of 1950.49' to a ½" Rebar (N) w/ Sexton Cap; N 30°14'40" W a distance of 100.00' to a Mag Nail (N) at the centerline end of Anita Drive in the south line of the Knoll Subdivision, Section II, this being the northernmost corner of Tract 4 and the northwestern most corner of the property described herein; thence leaving Anita Drive and Tract 4 and with Knoll Subdivision, Section II, then Section I, and generally with a fence N 45°48'47" E a distance of 47.18' to the Point of Beginning containing 1334486.74 square feet or 30.64 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Being a portion of the same property conveyed to Burnice E. Clemmons and Gladys J. Clemmons by Warranty Deed of record in Book 2143, page 19, of the Register's Office of Davidson County, Tennessee. Being further conveyed to Burnice E. Clemmons and Gladys J. Clemmons, as equal tenants in common, by Warranty Deed of record in Instrument 20011121-0127925, said Register's Office. The said Burnice E. Clemmons conveyed the subject property to Burnice E. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons, with rights of survivorship as between them, a 0.5% interest by Quitclaim Deed of record in Instrument 20011121-0127926, said Register's Office. The said Gladys J. Clemmons conveyed to the subject property to Gladys J. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Clemmons and Billy R. Clemmons, with rights of survivorship as between them a 0.5% interest, by Quitclaim Deed of record in Instrument 20011121-0127927, said Register's Office. The said Burnice E. Clemmons having since died testate, devising his interest in the subject property to Gladys J. Clemmons as evidenced by his Last Will & Testament of record in Docket No. 07P-1200, in the Probate Court for Davidson County, Tennessee. The said Gladys J. Clemmons conveyed the subject property to John E. Clemmons, as to a one-third (1/3) undivided interest, as tenant in common, by Quitclaim Deed of record in Instrument 20130425-0041322, as corrected by Deed of Correction of record in Instrument 20130516-0049570, said Register's Office. The said Gladys J. Clemmons conveyed the subject property to Billy R. Clemmons, as to a 66% interest, by Quitclaim Deed of record in Instrument 201308160086486, said Register's Office. The interest in the above described real is estate is vested as follows: Billy R. Clemmons as to a sixty-six and one-third (66-1/3%) percent interest, John E. Clemmons as to a thirty-three and one-third (33-1/3%) percent interest and Amelia F. Woods as to a one-sixth (1/6%) percent undivided interest.

This conveyance is subject to Application for Greenbelt of record in Instrument 20021218-0156120; Perpetual Easement for Highway Purposes of record in Book 4401, page 68; Right of Way Deed for Highway Purposes of record in Book 5373, page 118 and Book 5394, page 228; Deed for an Easement for Sewer Line of record in Book 7412, page 31 and Book 7486, page 507; all of the Register's Office for Davidson County, Tennessee, and all matters set forth in the boundary survey attached hereto as Exhibit A.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: Tract 1, 4 and 5 Clemmons Boundary Survey Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its 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 myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 20th day of September, 2013.

Billy R. Clemmons

Billy R. Clemmons

John E. Clemmons

John E. Clemmons

Amelia F. Woods

Amelia F. Woods

State of Tennessee
County of Rutherford

Personally appeared before me Billy R. Clemmons, John E. Clemmons, and Amelia F. Woods with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2013.

Notary Public
My Commission Expires: 5/17/2014

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 13091979

EXHIBIT A

REV.	PREPARED FOR:	BOUNDARY / DIVISION SURVEY	TAX MAP REF.:	CHECKED BY:	C. BLAKE SEXTON
23 AUG 2013	CLIENT:	CLEMMONS, ET AL	SURVEYED BY: CBS, SAP	SCALE: 1"= 160'	RLS 2400
	ADAM HICKLEY BOB PARKS AUCTION MURFREESBORO, TN	LOCATED IN THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE IN THE CITY OF NASHVILLE (OLD HICKORY) AND IS A PORTION OF THE BURNICE E. & GLADYS J. ET AL PROPERTY RECORDED AS INSTRUMENT NUMBER 20011121-0127927, R.O.D.C.T.	DRAWING DATE: 08/03/2013	PROJECT NUMBER: 2013-018	805 Renaissance Avenue Murfreesboro, TN 37129 931-261-8873 (C) blakesexton@comcast.net
			DRAWN BY: CBS	FILE NAME: C:\PROJECTS\2013-018\2013-018_Final.dwg	



VICINITY MAP (NOT TO SCALE)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1712.31'	48.85'	48.85'	S 14°30'43" E	01°37'40"
C2	1712.31'	285.07'	284.74'	S 20°03'28" E	09°32'19"
C3	1712.31'	182.29'	182.20'	S 27°54'53" E	06°05'59"

Graphic Scale 1" = 160'

NOTE: BEARINGS ARE RELATIVE TO MAGNETIC NORTH -- 03 AUG 2013

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°41'31" E	41.19'
L2	S 30°14'40" E	100.00'
L3	N 45°46'47" E	47.78'
L5	N 41°43'08" E	23.39'
L6	N 46°39'21" E	13.88'
L7	S 30°14'40" E	104.71'
L8	S 38°13'00" W	49.84'
L9	N 30°12'58" W	83.76'

FLOOD NOTES:

Subject property is located within a flood hazard area as shown by FEMA Flood Insurance Rate Map No. 47037C0045F. Property is located in Zone "AE". Zone "AE" is defined as areas inside the 100 Year Flood with base flood elevations determined. FEMA Flood Map Date: 04/20/2001. Base flood elevation is 479.00'.

NOTES:

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.

THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PROPERTY IS ZONED R10, CS, & OR20.

THIS PARCEL IS SUBJECT TO THE FOLLOWING:
SEWER EASEMENT AS RECORDED IN BK 7412, PG 631 & BOOK 7496, PG 507;
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN BK 4404, PG 088;
RIGHT-OF-WAY DEED FOR HIGHWAY PURPOSES AS RECORDED IN BK 3373, PG 118 & BK 3394, PG 328.

LEGEND

- ○ = ½" Rebar (O) or Iron Pipe (O)
- ◉ = ½" Rebar (N) w/ Sexton Cap
- = Utility Pole
- ○ = Fence Post (O) or Point
- ⊠ = Concrete Monument (O)
- △ = Nail (N) (Unless Otherwise Noted)
- ⊕ = Manhole
- ☼ = Light Pole
- ⋈ = Valve
- = Fire Hydrant
- ● = Tree Recovered
- ——— = Property Line
- ——— = Fence Line
- —— ℄ —— = Centerline of Road
- —— E —— = Electric

CERTIFICATE OF ACCURACY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is greater than 1 : 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications set forth by the State of Tennessee.

Date

Christopher Blake Sexton RLS 2400

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