WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$749,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/22/17

(AFFIX SEAL)

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130083348 DEEDWARR
Recvd: 09/26/13 12:58 2 pgs
Fees:13.00 Taxes:2773.15
20130926-0101207

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
WBT Investments, LLC **George R. Lee**	**Same As New Owner**	**Map 092-11-0**
(NAME) **2506 Sunset Place**	(NAME)	**Parcel 279.00**
(ADDRESS) **Nashville, TN 37212**	(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, Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WBT INVESTMENTS, 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:

Land in Davidson County, Tennessee, being part of Block No. 10 Division "B" on the Murphy Land Company's plan of lots as of record in Book 161, page 126, Register's Office for said County, and shown as Lot No. 140 on an unrecorded plan subdividing said block into small lots. Said Lot No. 140 fronts 50 feet on the easterly side of 22nd Avenue, North, formerly Felder Avenue and extends back between parallel lines, 168 feet to an alley, the southerline of said lot being parallel with and 156 feet north from the northerly margin of Murphy Avenue.

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company, by Special Warranty Deed from Green Bank, filed for record in June 1, 2012 in Instrument No. 20120601-0047443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (a) 2013 real property taxes have been paid and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 126, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **336 22nd Avenue North, Nashville, TN 37203**

(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 20th day of September, 2013.

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 Mousiva**, 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 20th day of September, 2013.

Commission expires:



_____
Notary Public