WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102890 DEEDWARR
Recvd: 12/09/13 11:00 2 pgs
Fees:13.00 Taxes:4810.00

20131209-0124743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,300,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

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
NOL Holdings LLC	**Same As New Owner**	**Map 43-5**
(NAME) **208 Space Park Drive South**	(NAME)	**Parcel 43.00**
(ADDRESS) **Nashville, TN 37211**	(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 **NOL Holdings LLC, 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 Lot No. 1 on the Plan of Moore-Handley Subdivision No. 2 as of record in Plat Book 5210, page 247, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an iron pin (set) in the east-right-of-way line of Gallatin Pike, U.S. 31 E said pin being 246.23 feet south of the south right-of-way line of Anderson Land as measured along the east right-of-way line of Gallatin Pike U.S. 31 E; thence, leaving said right0of-way line S 88 degrees 01' 57" E a distance of 867.46 feet to an existing iron pin; thence, N 5 degrees 57' 41" E a distance of 255.24 feet to an existing iron pin in the south right-of-way line of Anderson Lane; thence, with said right-of-way line S 87 degrees 52' 10" E a distance of 19.73 feet to an existing iron pin; thence, leaving said right-of-way line S 5 degrees 56' 35" W a distance of 224.48 feet to an existing fence corner post; thence, S 6 degrees 09' 32" W a distance of 25.22 feet to an existing iron pipe; thence, N 81 degrees 15' 00" W a distance of 627.12 feet to an existing iron pin; thence, N 83 degrees 18' 57" W a distance of 259.90 feet to an existing iron pin in the east right-of-way line of Gallatin Pike, U.S. 31 E; thence, with said right-of-way line N 6 degrees 41' 03" E a distance of 249.77 feet to the point of beginning and containing 265,452 square feet or 6.09 acres.

Being the same property conveyed Richland South, LLC, by Substitute Trustee's Quitclaim Deed, filed for record on November 27, 2013 in Instrument No. 20131127-0121936, 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) 2013 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 5210, page 247, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **730 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 5th day of December, 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 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 5th day of December, 2013.

Commission expires:

_____

Notary Public