WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/14 15:50 4 pgs
Fees:23.00 Taxes:6637.80
20140318-0022500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,794,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

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
AI Devco LLC	**Same As New Owner**	**See Below**
(NAME)	(NAME)	
2002 Richard Jones Rd, Ste. c-202,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CLIFFORD O. RICHMOND, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AI DEVCO 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **3626 A/B Knollwood Road Nashville, TN 37215 & 3400 Lealand Lane, Nashville, TN 37204**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan for Woodmont Estates, of record as Instrument No. 20140310-0019975, said Register's Office.

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 18th day of March, 2014.

Clifford O. Richmond

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Clifford O. Richmond**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2014.

Commission expires:

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

Notary Public

EXHIBIT A

Legal Description

Tract No. I: 3400 Lealand Lane Map 118-9 Parcel 180

Being parts of Lots 20 and 21, on the Plan of Oscar F. Noel's Estate called Noelton, not of record, described as follows:

Beginning on the southerly margin of Noelton Lane, at the northeast corner of the property conveyed to John Ira Dodson and wife, by deed from Walter M. Williams and wife, in Book 3402, page 577, said Register's Office; thence with the southerly margin of Noelton Lane, easterly 103 feet; thence southerly 202 ½ feet; thence westerly 109 feet to said Dodson's southeast corner; thence with Dodson's eastern boundary line, northerly 202 ½ feet to the beginning.

Tract No. II:
Being part of Lot No. 20 on the Plan of Oscar F. Noel's Estate, east of the Granny White Pike, called Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, September 19, 1932, as follows:

Beginning at the southeast corner of Lealand Lane and Noelton Lane, formerly Fifth Street thence with the easterly margin of Lealand Lane, South 11 degrees West 202 ½ feet to the northwest corner of the property conveyed to Thomas M. Holt and wife, by deed from Mackie Parrish Williams and husband in Book 971, page 446; thence with the northerly line of said Holt's property, South 84 degrees East 208 feet to a point 32 feet west of the westerly line of Lot 21; thence North 11 degrees East 202 ½ feet to the southerly margin of Noelton Lane; thence with said Land, North 84 degrees West 208 feet to the beginning.

Being the same property conveyed to Clifford O. Richmond by Warranty Deed from D. B. Fuller, Executor of the Estate of Andrew J. Ryal, Jr. and Quinetta D. Ryal, filed for record on December 22, 2006 as Instrument No. 20061222-0157907, Register's Office for Davidson County, Tennessee.

Tract II: 3626 Knollwood Road Map 117-10 Parcel 73
(2014 Taxes for 3624 Knollwood Map117-10 Parcel 143 and for 3626 Knollwood Map 117-10 Parcel 73)

Land in Davidson County, Tennessee, being Lot No. 1 of the First Revision, Resubdivision of Lot No. 1 and Part of Lot 2 -Block 3, on the Map of Woodmont Estates of record in Instrument No. 20140310-0019975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clifford O. Richmond by Warranty Deed from Nancy M. Bass, unmarried, filed for record on May 31, 2012 as Instrument No. 20120531-0047276, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melod N Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melod N Jenkins
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Angela Robertson, a notary public for this county and state, Melod N Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela K Robertson
Notary's Signature

My Commission Expires: 5-2-2016.

Notary's Seal (If on paper)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County