This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Reyes Construction Inc. 3008 Lookout Pt. Greenbrier, TN 37073	Reyes Construction Inc. 3008 Lookout Pt. Greenbrier, TN 37073	163-00-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **REYES CONSTRUCTION INC.,** a Tennessee corporation, (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference. The sale of the Property is sold **AS IS, WHERE IS**, without representations or warranties of any kind, including fitness for a particular use or purpose and as more particularly described on **Exhibit "B"**.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns.

[*Signatures Commence on Following Page*]

BILL GARRETT, Davidson County
Trans:T20150079212 DEEDWARR
Recvd: 09/17/15 13:59 4 pgs
Fees:23.00 Taxes:244.20
20150917-0094570

Witness my hand this 14th day of September, 2015.

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Sole Member and Manager

STATE OF TENNESSEE)
) SS.
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Hassan Mousavi, the sole member and manager of Richland South, LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Williamson County, Tennessee this 14th day of September, 2015.

My Commission Expires: _____

WILLIAM W. BURTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

W. W. B

Notary Public

STATE OF TENNESSEE)
) SS.
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $66,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Diane L. Gregory
Affiant

Sworn to and subscribed before me,
this 14th day of September, 2015.

Sandy Balent
NOTARY PUBLIC

My Commission Expires: 1-9-2016

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Property

Beginning at a point in the center of a lane running east and west, and also center of a lane running North and South, and being the southwest corner of Lot No. 10 and running from said beginning point along the center line of the north and south lane degrees and distance as follows: north 1 ½ degrees east 632 feet to a point opposite an old fence, which point is L. Carper's southwest corner thence along the old fence, Carper's south boundary south 88 ½ degrees east 633 feet to a fence corner; thence with the fence south 1 ½ degrees west 740 feet to a point in the center of the lane, the southeast corner of this tract and the southwest corner of Lot No. 1 in said subdivision, which is now owned by Mrs. Morton; thence along the center of the lane, north 78 degrees 45 minutes west 650 feet, to the point of beginning, containing ten acres, more or less.

Being the same property conveyed to Richland South, LLC by Special Warranty Deed from Community First Bank & Trust dated November 30, 2011 recorded as Instrument No. 20111201-0093495, Davison County Register of Deeds, Tennessee.

Tax Parcel ID: 163-00-0-002.00

Property Address: 0 Moss Road, Antioch, Tennessee 37013

EXHIBIT "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Tax ID No. 16300000200.

2. Map of Shields Antioch Lands of record in Book 57, Page 111, Register's Office for Davidson County, Tennessee.