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.

BILL GARRETT, Davidson County
Trans:T20160029968 DEEDWARRSP
Recvd: 04/13/16 11:25 7 pgs
Fees:38.00 Taxes:2386.50
20160413-0035369

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	08202003900 08202003800 08202009300 08202003400 08202003300 07114006701 07114025000 07114024900 07114028900

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, **A&H PROPERTIES, GP**, a Tennessee general partnership (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RICHLAND SOUTH, LLC**, a Tennessee limited liability company (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 improved 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.

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, against all persons claiming under Grantor.

Joni Wilkerson, current wife of Jeffrey D. Wilkerson, joins in this deed for the sole purpose of conveying and quitclaiming any marital interest, if any, she may have in said Property.

[*Signatures Commence on Following Page*]

Witness my hand this 1st day of April, 2016.

A&H PROPERTIES, GP, a Tennessee general partnership

By: _____

Its: Managing Partner

STATE OF TENNESSEE)
) SS.
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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 ~~a general~~ managing partner of A&H PROPERTIES, GP, the within named bargainor, a Tennessee general partnership, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as ~~partner~~ managing.

WITNESS my hand, at office, this 1st day of April, 2016.

My Commission Expires:

6-21-16

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE)
) SS.
COUNTY OF WILLIAMSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $645,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, this 1st day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 6-21-16

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

Exhibit "A"

Legal Description of Property

Tract I

LAND in Davidson County, Tennessee, being Lot No. 28, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 29, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract III:

LAND in Davidson County, Tennessee, being a part of Lot No. 31, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Beginning in the west right of way of Whites Creek Pike at the common corner of lots 31 and 32 shown on said plan; thence along said right of way S 35° 48' E, 10.00 feet; thence leaving said right of way, along a line parallel wit and 10 feet south of said common line of lots 31 and 32, S 55° 18' 39" W, 145.61 feet to a fence at the northwest corner of an existing building; thence with said fence S 82° 10' 28" W, 57.7 feet to the east right of way of Interstate 65; thence along said right of way, N 1° 38' W, 77.7 feet to a concrete monument; thence S 36° 49' E, 81.7 feet to the common line of lots 31 and 32; thence along said line N 55° 18' 39" E, 150.89 feet to the point of beginning.

Tract IV:

LAND in Davidson County, Tennessee, being Lot No. 33, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract V:

LAND in Davidson County, Tennessee, being a part of Lot No. 34 AND 35, on the Plan of J.R. Love and E.A. Hail Subdivision of Part of Lot No. 4, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Beginning on the southwesterly margin of Whites Creek Turnpike at the corner of Lot Nos. 35 and 36; thence with the line between said two lots southwesterly 66 feet to a point in the eastern boundary line of the property conveyed to the State of Tennessee by deed from Essie Richardson, et al, of record in Book 3253, Page 363, said Register's Office; thence with said State of Tennessee's eastern boundary line South 1° 38' East 121 feet to a point in the line between Lot Nos. 33 and 34; thence with the line between said two lots northeasterly 135 feet to the southwesterly margin of Whites Creek Turnpike; thence with the same northwesterly 100 feet to the beginning.

Tract VI:

Land in Davidson County, Tennessee, a tract in the 12th, formerly 17th, Civil District of said County, a short distance from the corporate limits of Nashville, described as follows:

Beginning at a stake in an old fence line, being the west line of Lot No. 2, on the Plan of the Gibson Lands, a plan of which is of record in Minute Book "P", page 679, Office of the County Court Clerk for said County, said point being North 3 1/2° East 179.5 feet from an iron spike set in the center line of Whites Creek Pike, said stake and also being the northeast comer of a tract conveyed to Walter R. Cook by deed from W. L. Bainbridge, Sr., Trustee, of recent date; thence along the west line of Lot No. 2 above mentioned, being the property now owned by Joe Williams, North 3 1/2 ° East 180.5 feet to a stone wall, being in the east line of the property of Mrs. Mary A. Blanchard; thence along Blanchard's east line and along the east line of an old fence, southwesterly to a spike at Mrs. Blanchard's southeast comer, in the center line of Whites Creek Pike; thence along the center line of said Whites Creek Pike, southeasterly 11 feet to another iron spike, being the said Cook's west line, North 12° 12' East, parallel to and 9.5 feet east of Mrs. Mary A. Blanchard's east line, 142 feet to an iron pin; thence south 86 1/2° east 43.2 feet to the point of beginning.

Tract VII:

Land in Davidson County, Tennessee, being the east 18 feet of Lot No. 15 and the west 32 feet of Lot No. 14 on the map of J. B. Haynie's Gladstone Addition, as of record in Book 161, Page 10 and 11, Register's Office for said County.

Said parts of said lots front together 50 feet on the southerly side of Whites Creek Pike and runs back between lines, 154 feet more or less, on the easterly line and 156 1/2 feet on the westerly line, to an alley on which they measure 50 feet.

Tract VIII:

Land in Davidson County, Tennessee, being Lot No. 16 and the northwesterly 22 feet of Lot No. 15 on the Map of J. B. Haynie's Gladstone Addition, of record in Book 161, Page 10 and 11, Register's Office for said County, described as follows:

Beginning at the southeast comer of the Whites Creek Pike and Vashti Street, being the northwest comer of Lot No. 16; thence with the southwesterly margin of Whites Creek Pike, southeasterly 62 feet; thence southwesterly through lot No. 15, 156 1/2 feet more or less to the northeasterly margin of an alley; thence with the margin of said alley, northeasterly 62 feet to the southeasterly margin of Vashti Street; thence with said street, northeasterly 157 feet to the point of beginning.

Tract IX:

Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "E" on the Map of Eastview Subdivision of record in Book 547, Page 64, Register's Office for said County, to which plan reference is herby made for a more complete and accurate legal description.

Said part of Lot No. 8 fronts 55 feet on the westerly side of Elmhurst Avenue and runs back between lines, 100 feet on the south line and 100 feet 6 inches on the north line along the southerly margin of Lucille Avenue.

Tracts I through IX being the same property conveyed to A&H Properties, GP, a Tennessee general partnership, by Special Warranty Deed of record in Instrument No. 20150807-0078829, in the Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit, of record as Instrument No. 201604010031112, aforesaid records.

Property Addresses	**Tax Parcel IDs**
1012A Whites Creek Pike, Nashville, Davidson County, Tennessee	08202003900
1012B Whites Creek Pike, Nashville, Davidson County, Tennessee	08202003800
1016 Whites Creek Pike, Nashville, Davidson County, Tennessee	08202009300
1018 Whites Creek Pike, Nashville, Davidson County, Tennessee	08202003400
1020 Whites Creek Pike, Nashville, Davidson County, Tennessee	08202003300
1205B Baptist World Center Dr., Nashville, Davidson County, Tennessee	07114006701
1216 Baptist World Center Dr., Nashville, Davidson County, Tennessee	07114025000
1218 Baptist World Center Dr., Nashville, Davidson County, Tennessee	07114024900
123 Elmhurst Ave., Nashville, Davidson County, Tennessee	07114028900

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2016, a lien, not yet due and payable.

2. Plan of record in Plat Book 421, page 130, Register of Deeds Davidson County, Tennessee. (Tract I, II, III, IV, & V)

3. Plan of record in Plat Instrument No. 200610200130397 and Book 6900, page 51, aforesaid records. (Tract III)

4. Plan of record in Plat Book 161, page 10 & 11, aforesaid records. (Tract VII & VIII)

5. Plan of record in Plat Book 547, page 64, aforesaid records. (Tract IX)

6. Easement of record in Book 10582, Page 520, aforesaid records (Tract III)

7. Restrictive Covenant for Security Residence of record in Instrument No. 20110414-0028935, aforesaid records. (Tract III)

8. Permanent and Perpetual Easement of record in Instrument No. 200208090096263, aforesaid records (Tract III).

9. Lease Agreement by and between William M. Coats and National Advertising Company of record in Book 6903, Page 691 aforesaid records. (Tract III)

10. Lease Agreement by and between William M. Coats and National Advertising Company of record in Book 10562, Page 186 aforesaid records. (Tract III)

11. Lease by and between William Mayes Coats and Clark Grave Vault Company, dated July 14, 1997. (Tract III)

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Bok 4121, Page 594 and in Book 4144, Page 969, aforesaid records.

13. Affidavit recorded in Instrument No. 20010726-0079486, aforesaid records.

14. Agreement Letter of record in Book 549, Page 132, aforesaid records.

15. Deed of Trust, of record as Instrument No. 20150807-0078830, aforesaid records.