BILL GARRETT, Davidson County
Trans:T20160048590 DEEDWARRSP
Recvd: 06/08/16 15:50 5 pgs
Fees:28.00 Taxes:7687.90
20160608-0058120

Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	SAME AS NEW OWNER	**Map 93-11 Parcel 146.00** **Map 93-11 Parcel 147.00** **Map 93-11 Parcel 148.00**

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, **JAMES THOMAS EDWARDS, JR., ALAN ANDREW EDWARDS,** and **SCOTT COLEMAN EDWARDS** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RICHLAND SOUTH, LLC**, an 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.

Witness my hand this 6th day of June, 2016.

James Thomas Edwards, Jr.

Alan Andrew Edwards

Scott Coleman Edwards

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named **James Thomas Edwards, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 6th day of June, 2016.

My Commission Expires: _____ Notary Public

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named **Alan Andrew Edwards**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 6th day of June, 2016.

My Commission Expires: _____ Notary Public

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named **Scott Coleman Edwards**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 6th day of June, 2016.

My Commission Expires: _____ Notary Public

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

Affidavit of Consideration

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,077,812.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Dana L Miller
Affiant

Sworn to and subscribed before me, this 6 day of June, 2016.

My Commission Expires: _____

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

Robert L Scruggs
NOTARY PUBLIC

EXHIBIT "A"

Legal Description of the Property

Tract I: Map 93-11 Parcel 146.00
Land in Davidson County, being the southerly part of Lot No. 16 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County, and described as follows:

Beginning at the southeast corner of 3rd Avenue south, formerly College Street, and Elm Street as widened; thence with the easterly margin of said Avenue, Southwardly 46 feet, ore or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 143 ½ feet, to the westerly margin of an alley; thence with said alley, northwardly 46 feet, more or less, to the southerly margin of Elm Street, as widened; thence with said Street, westwardly 143 ½ feet to the beginning.

This is unimproved properties known as: 702 3rd Avenue South, Nashville, Tennessee (FKA 702 Second Avenue)

Tract II: Map 93-11 Parcel 147.00
Phase I:
Land in Davidson County, Tennessee, being the northerly ½ of Lot No. 14 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel lines 135 feet more or less to an alley.

Phase II:
Land in Davidson County, Tennessee, being the southerly ½ of Lot No. 15 on the Map of Campbell's Addition to Nashville, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee; and described as follows:

Said part of said lot fronts 30 feet on the easterly side of Third Avenue South and runs back between parallel liens 143 ½ feet more or less to an alley.

Phase III:
Land in Davidson County, Tennessee, being the northerly half of Lot No. 15 in Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee; and described as follows:

Said northerly half of Lot No. 15 fronts thirty (30) feet on the easterly side of Third Avenue South, formerly College Street, and running back between parallel lines 143 ½ feet more or less, to an alley. On the said lot there is a brick and frame dwelling known on the said Third Avenue South by City No. as 704.

This is unimproved properties known as: 706 3rd Avenue South, Nashville, Tennessee (FKA 706 Second Avenue)

Tract III: Map 93-11 Parcel 148.00
Land in Davidson County, Tennessee, being the southerly half of Lot No. 14 on Campbell's Plan of South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, and described as follows:

Said southerly half of Lot No. 14 fronts 30 feet on the Easterly side of Third Avenue South, formerly College Street, and runs back between parallel liens 143 ½ feet, more or less, to an alley.

This is unimproved property known as: 710 3rd Avenue South, Nashville, Tennessee.

Being part of the same property conveyed to James Thomas Edwards, Jr., Alan Andrew Edwards, and Scott Coleman Edwards, as tenants in common by Quitclaim Deed from James Thomas Edwards Family, LLC, filed for record on April 26, 2015 as Instrument No. 200150326-0026055, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

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