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:T20160060854 DEEDWARRSP
Recvd: 07/15/16 10:24 4 pgs
Fees:23.00 Taxes:555.00
20160715-0072835

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Frank D. Kuchta and Cynthia Kuchta 4204 Hermitage Road in Hermitage, TN, 37138	Frank D. Kuchta and Cynthia Kuchta 4204 Hermitage Road in Hermitage, TN, 37138	07510021500

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 collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **FRANK D. KUCHTA** and **CYNTHIA KUCHTA,** residents of Davidson County, Tennessee (hereinafter collectively 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 "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of July, 2016.

GRANTOR:

RICHLAND SOUTH LLC,
a Tennessee limited liability company

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 14th day of July, 2016.

_____
Notary Public

My Commission Expires:

March 3, 2020

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3

STATE OF TENNESSEE

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 $150,000.00, 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 14th day of July, 2016.

_____
NOTARY PUBLIC

My Commission Expires: March 3, 2020

CHRIS RUBINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Mar. 3

Exhibit "A"

Legal Description of Property

LAND in Davidson County, Tennessee, being Lot No. 2B, on the Plan of Final Plat of Hermitage Commercial Center, Resubdivision of Lot 2 on the Final Subdivision Plat of Hermitage Commercial Center, as shown on plat of record in Instrument No. 201411040101614, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Richland South, LLC in Instrument No. 201306030055820, Register's Office for Davidson County, Tennessee.

Address: 4204 Hermitage Road in Hermitage, Davidson County, Tennessee

Tax ID: Tax Parcel 07510021500

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record as Instrument Number 200207110083649, and Instrument Number 201411040101614, Register's Office of Davidson County, Tennessee.

3. Easement for Water Line, of record in Book 3406, Page 233, Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreements of record as Instrument No. 200107160075055 and Instrument No. 200205300065783, Register's Office of Davidson County, Tennessee.

5. Declaration of Reciprocal Easements, Restrictions and Maintenance Agreement of record as Instrument No. 200302180021057, Register's Office of Davidson County, Tennessee; as amended by Instrument No. 201411140105489, Register's Office of Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 201410280099227, Register's Office of Davidson County, Tennessee.

7. Easement, Covenant and Maintenance Agreement by and between Mid South Waffles, Inc., a Georgia corporation and Richland South, LLC, a Tennessee limited liability company of record as Instrument No. 201411140105491, Register's Office of Davidson County, Tennessee.