BILL GARRETT, Davidson County
Trans:T20160065604 DEEDWARRSP
Recvd: 08/01/16 08:44 4 pgs
Fees:23.00 Taxes:740.00
20160801-0078682

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.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Richland South, LLC 749 Duncan Court Brentwood, TN 37027	Richland South, LLC 749 Duncan Court Brentwood, TN 37027	09106018100

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, **GENARO ARANA RODRIGUEZ**, a resident of Davidson County, Tennessee (hereinafter collectively 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 (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 29th day of July, 2016.

GRANTOR:

Genaro Arana Rodriguez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Genaro Arana Rodriguez, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be Genaro Arana Rodriguez, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 29th day of July, 2016.

Notary Public

My Commission Expires:

5-25-20

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

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 $200,000.00, 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 26th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 5-25-20

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

Exhibit "A"
Legal Description of Property

LAND in Davidson County, Tennessee, and being more particularly described according to a survey by John Kohl & Company, P.C., dated August 25, 1999, as follows:

BEGINNING at an iron pin on the westerly margin of Morrow Road, at the end of a stone wall or fence, also being the Northeast corner of the property conveyed to Charles Richard Bracey and wife, by deed from Frank B. Burnett and wife, of record in Book 1278, page 58, Register's Office for said County; thence with said stone wall or fence, South 27 degrees West 150 feet to an iron pin; thence parallel with Morrow Road, South 51 1/2 degrees East 70 feet to an iron pin; thence North 27 degrees East 150 feet to an iron pin in the westerly margin of Morrow Road; thence along the margin of Morrow Road, North 51 1/2 degrees West 70 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to Genaro Arana Rodriguez in Book 11674, Page 433, Register's Office for Davidson County, Tennessee.

Address: 5605 Morrow Road, Nashville, TN 37209

Tax ID: 09106018100

Exhibit "B"

Permitted Exceptions

1. Real property taxes for 2016 and subsequent years, a lien, but not yet due and payable.

2. Easement as set forth in Warranty Deed of record in Book 2292, Page 617, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the subject property lying within the bounds of Morrow Road.