BILL GARRETT, Davidson County
Trans:T20160101887 DEEDQC
Recvd: 11/17/16 14:15 3 pgs
Fees:17.00 Taxes:0.00
20161117-0121475

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.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Bell Road, L.P. C/O Equitable Trust Company 4400 Harding Pike, Suite 310 Nashville, TN 37205	Bell Road, L.P. C/O Equitable Trust Company 4400 Harding Pike, Suite 310 Nashville, TN 37205	162-00-0-123.00

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 bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **BELL ROAD, L.P.**, a Tennessee limited partnership (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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the unimproved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2016 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

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.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 16th day of November, 2016.

GRANTOR:

RICHLAND SOUTH, LLC
a Tennessee limited liability company

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

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, HEREBY CERTIFY that Hassan Mousavi, personally known to me to be the Sole Member and Manager of Richland South, LLC, a Tennessee limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Sole Member and Manager, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the foregoing instrument as such Sole Member and Manager, and as his free and voluntary act of said company for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

Subscribed and sworn to before me this 16th day of November, 2016.

_____
Notary Public

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

My Commission Expires: 5-25-20

AFFIDAVIT OF VALUE

I, Willia W. B_____, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $0.00.

Subscribed and sworn to before me this 16th day of November, 2016.

W. W. B_____

_____
Notary Public

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

My Commission Expires: 5-25-20

EXHIBIT "A"

Legal Description of the Property

Beginning an iron pin on the easterly margin of Blue Hole Road, said point being the north corner of the property conveyed to Ben Allen Shelton, Jr., of record in Book 3769 page 39 Register's Office for Davidson County, Tennessee. Thence with said road north 34 deg. 54 min. east 400.05 feet, north 39 deg. 35 min. east 73.08 feet, north 30 deg. 25 min. east 434.96 feet, north 17 deg. 36 min. east 474.72 feet; thence north 59 deg. 49 min. east 37.12 feet to the southerly margin of Bell Road; thence with the same, south 78 deg. 11 min. east 771.20 feet to the center of a creek; thence with said creek south 44 deg. 04 min. west 164.04 feet; thence south 65 deg. 13 min. west 226.71 feet; thence south 74 deg. 23 min. west 239.10 feet; thence south 48 deg. 22 min. west 246.73 feet; thence south 47 deg. 13 min. west 698.11 feet; thence south 41 deg. 01 min. west 534.69 feet, to the beginning, containing 9.14 acres, more or less.

Being part of the same property conveyed to Richland South, LLC, a Tennessee limited liability company, by Special Warranty Deed from Bell Road, L.P., a Tennessee limited partnership, recorded as Instrument No. 20160725-0076347, Register's Office for Davidson County, Tennessee.

EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in the conveyances of record in Book 7838, Page 934 and in Book 10223, Page 549, Register's Office for Davidson County.

Address: 1299 Blue Hole Road, Nashville, TN 37013

Tax ID: 162-00-0-123.00