BILL GARRETT, Davidson County
Trans:T20170001529 DEEDWARRSP
Recvd: 01/06/17 10:58 4 pgs
Fees:23.00 Taxes:2220.00
20170106-0001747

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	090120361.00

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, **HAROLD H. BATSON,** a resident of 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 5th day of January, 2017.

GRANTOR:

Harold H. Batson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Harold H. Batson, 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, by signing his name.

Witness my hand and official seal this 5th day of January, 2017.

Notary Public

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

My Commission Expires:

5-25-20

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 $600,000.00, 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 5th day of January, 2017.

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

Being the Harold H. Batson property as recorded in Deed Book 5944, PG. 126 as recorded in the Register's Office of Montgomery County (RODCT), said parcel is generally described as south of and adjacent to Robertson Avenue, east of Crowley Drive, north of Alamo Place, and west of Nall Avenue, said parcel is more particularly described as follows;

Beginning at a mag nail set in the south right of way of Robertson Avenue, said mag nail is located South 80°52'31" East 154.59 feet from the intersection of the south right of way of Robertson Avenue and the east right of way of Crowley Drive, said mag nail being the northeast corner of the Amal G. and Rita A. Mehta property as recorded in Document # 200107180076053 RODCT,

Thence leaving said Mehta property and with the south right of way of Robertson Avenue, South 80°52'31" East 170.42 feet to a iron pin new, said iron pin new being the northwest corner of the Lot 4 of unrecorded subdivision plat of the westerly 230 feet of the east ½ of Lot 1 on the map of the Subdivision of Lot 21 of the B.F. Cockrill Farm, said property is owned by Dorothy Mayes as recorded in Document #200607280091670 as recorded in RODCT,

Thence leaving said south right of way of Robertson Avenue and with the west boundary line of said Mayes property, South 08°49'11" W 243.00 feet to an iron pin set in the west boundary line of said Mayes property, said iron pin set also being the northeast corner of the Crowley Homes Development LLC property as recorded in document # 20150731-0075723 RODCT,

Thence leaving said Mayes west boundary line and with a north boundary line of said Crowley Homes Development LLC property, North 80°52'31" West 184.50 feet to an iron pin set,

Thence continuing with said Crowley Homes Development LLC property, North 08°49'11" East 78.00 feet to a point, said point being located South 01°23'25" West 0.93 feet from an existing 1" pipe, said point being a north corner of said Crowley Homes Development LLC property and the south east corner of the Amal G. and Rita A. Mehta property as recorded in document # 200107180076053 RODCT,

Thence leaving said Crowley Homes Development LLC property and with the east boundary line of said Mehta property the following two (2) calls, North 08°49'11" E 75.00 feet to a mag nail set,

Thence North 17°43'22" East 91.02 feet to the point of beginning, containing 44,199.0 sq. ft. or 1.01 acres more or less, described according to the ALTA/NSPS Land Title Survey dated October 18, 2016 prepared by Logan McCraw, TN RLS #2887, DBS & Associates Engineering, no job number.

Being part of the same property conveyed to Harold H. Batson, unmarried, by Quitclaim Deed from Wanda F. Eakes, et vir. Billy T. Eakes, of record in Book 6994, page 477, Register's Office for Davidson County, Tennessee.

Address: 6225 Robertson Ave., Nashville, Tennessee

Tax ID: 090120361.00

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2017 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 58, Register's Office for Davidson County, Tennessee.

3. Restrictions and Easement reserved in Deed of record in Book 5197, Page 405, in the Register's Office for Davidson County, Tennessee.

4. Survey No. 27440 prepared by Logan McCraw, TN RLS #2887 of DBS & Associates, and dated 10-18-2016 indicates the following:

   a. Gas line crossing northerly line.

   b. Water line crossing northerly line.

   c. Chain link fence crossing within easterly, southerly, and westerly boundaries.

   d. Utility pole with light in southerly portion.

   e. Fencing crossing boundary in westerly line.

   f. 1" pipe found along westerly boundary.

   g. Bollard crossing in westerly boundary.

   h. Utility pole and overhead lines crossing in westerly boundary.

   i. Chain link fence crosses westerly line and encroaches onto property to the west.

   j. minimum building setback lines: 15' front; 5' easterly line; 20' rear