BILL GARRETT, Davidson County
Trans:T20170001529 DEEDQC
Recvd: 01/06/17 10:58 3 pgs
Fees:17.00 Taxes:0.00
20170106-0001748

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
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 referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **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) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved 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 2017 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.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 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

AFFIDAVIT OF VALUE

I, Hassan Mousavi, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me 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

EXHIBIT "A"

Legal Description of the Property

Being the Croley Homes Development, LLC Property as recorded in Instrument Number 20150731-0075723 and the Harold H. Batson property as recorded in Deed Book 5944, PG. 126 at the Registers Office of Davidson County Tennessee (RODCT), said combined parcel is generally described as being south of and adjacent to Robertson Avenue, East of and adjacent to Croley Drive, north of Alamo Place and west of Eastboro Drive, said property is more particularly described as follows;

Beginning at a 1" pipe in the east right of way of Croley Drive, said 1" pipe being the southwest corner of the Amal G. and Rita A. Mehta property as recorded in document # 2001071800076053 RODCT, said 1" pipe being located South 02°07'30"East 193.11 ft from the centerline intersection of Croley Drive and Robertson Avenue, Thence leaving said east right of way of Croley Drive and with the south boundary line of said Mehta property, South 80°52'31"East 140.50 ft to a point in the west boundary line of the Harold H. Batson property as recorded in Deed Book 5944, Pg. 126 RODCT, said point being located South 01°23'25"W 0.93 ft from an existing 1" pipe, said point also being the southeast corner of said Mehta property, 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 a mag nail set in the south right of way of Robertson Avenue; Thence leaving said Mehta property and with the south right of way of Robertson Avenue, South 80°52'31"East 170.42 feet to an 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 21of 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 Batson property and with said west boundary line of said Mayes property, South 08°49'11"West 82.00 feet to a new iron pin in the north boundary line of the Michaels Real Estate LLC property as recorded in Document # 201602120013654 RODCT, said new iron pin also being the southwest corner of said Mayes property, Thence leaving said Mayes property and with the north boundary line of said Michaels Real Estate LLC property, North 80°52'31"West 325.00 feet to an existing 5/8ths iron pin in the east right of way of Croley Drive, said existing iron pin being the northwest corner of said Michaels Real Estate LLC property, Thence leaving said Michaels Real Estate LLC property and with the east right of way of Croley Drive, North 08°49'11" East 160.00 ft to the point of beginning, containing 81808.56 sq ft or 1.878 acres more or less. According to a survey by W. Logan McCraw, TN RLS #2887 of DBS & Associates Engineering, dated 10-26-2016. Job number SH27440.

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