Box 29

20552

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20170021738 DEEDWARR
Recvd: 03/14/17 12:10 4 pgs
Fees:23.00 Taxes:1110.00
20170314-0024951

WARRANTY DEED

Address New Owner(s):
Richland South, LLC
749 Duncan Court
Brentwood, TN 37027

Send Tax Bills to:
new owner

Map/Parcel: 04400005900; 04400006000 & 04400006100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Shams Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey my one-half interest unto **Richland South, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This is unimproved property known as: Tracts 1,4 & 5, Robinson Road, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

SHAMS PROPERTIES, LLC

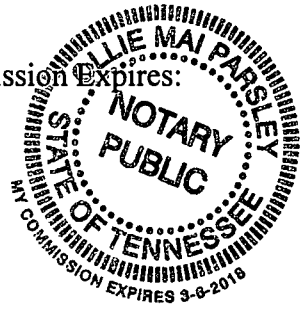
by: Mohammad Reza Shams
Managing Member

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mohammad Reza Shams;** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Shams Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such Managing Member.

Witness my hand and official seal at office, this 9th day of March, 2017.

My Commission Expires:



Notary Public

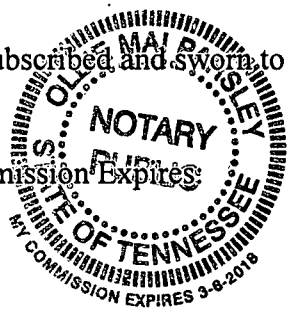
STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this 9th day of March, 2017.

My Commission Expires:



Notary Public

EXHIBIT "A"

Parcel 1:

Land in Davidson County, Tennessee, and being all of Tract No. 1 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Commencing at a ½" Rebar (O) w/ Rainey Cap in the west right-of-way of Robinson Road, this being the northeast parent tract corner of Clemmons and the southeast corner of the Knoll Subdivision, Section I (2330/094); thence with the west right-of-way of Robinson Road S 13°41'55" E a distance of 232.76' to a ½" Rebar (O) w/ Rainey Cap, this being the southeast corner of the remaining lands of Clemmons and the northeast corner of the property described herein and the Point of Beginning of Tract 1, this survey; thence leaving the remaining lands of Clemmons and with the aforementioned right-of-way for two calls: S 13°41'55" E a distance of 41.67' to a Concrete Monument (O); on a curve to the left having an arc length of 48.65' and a radius of 1712.31' (chord bearing of S 14°30'45" E, chord length of 48.65') to a ½" Rebar (N) w/ Sexton Cap, this being the northeast corner of Tract 2, this survey, and the southeast corner of the property described herein; thence leaving the right-of-way of Robinson Road and with Tract 2 for two calls: S 47°53'42" W a distance of 391.56' to a ½" Rebar (N) w/ Sexton Cap; S 62°16'12" W a distance of 684.79' to a ½" Rebar (N) w/ Sexton Cap, this being a common corner to Tract 2 and Tract 5, this survey, and the southwest corner of the property described herein; thence leaving Tract 2 and with Tract 5 N 28°40'20" W a distance of 337.57' to a ½" Rebar (N) w/ Sexton Cap in the south line of the Knoll Subdivision, this being the northernmost corner of Tract 5 and the northwest corner of the property described herein; thence leaving Tract 5 and with the Knoll Subdivision and generally with a fence for two calls:
N 45°48'47" E a distance of 195.02' to a ½" Rebar (O); N 41°42'08" E a distance of 23.59' to a ½" Rebar (O) w/ Rainey Cap, this being the northwest corner of the remaining lands of Clemmons and the northernmost corner of the property described herein; thence leaving the Knoll Subdivision and with the remaining lands of Clemmons for two calls: S 28°40'20" E a distance of 216.09' to a ½" Rebar (O) w/ Rainey Cap, this being the southwest corner of the remaining lands of Clemmons; N 62°16'12" E a distance of 878.20' to the Point of Beginning containing 218180.77 square feet or 5.01 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Parcel 2:

Land in Davidson County, Tennessee, and being all of Tract No. 4 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Beginning at Mag Nail (N) w/ Washer at the centerline end of Anita Drive in the south line of the Knoll Subdivision, Section II (2854/066), this being a common corner of Tract 5, this survey, and the property described herein as well as the northernmost corner of the property described herein; thence leaving Anita Drive and the Knoll Subdivision and with Tract 5 for three calls: S 30°14'40" E a distance of 100.00' to a ½" Rebar (N) w/ Sexton Cap; S 12°14'04" W a distance of 1950.49' to a ½" Rebar (N) w/ Sexton Cap; S 12°14'04" W a distance of 265.00' to a point at or near the low water mark of the Cumberland River, this being the southwestern most corner of Tract 5 and the southernmost corner of the property described herein; thence leaving Tract 5 and with the meanders of the low water mark of the Cumberland River a chord bearing of N 43°59'58" W a chord distance of 1322.40' to a ½" Rebar (O) w/o Cap 8.27' north of a fence, this being the southwest corner of Starks (200702130018341) and the northwest corner of the property described herein; thence leaving the low water mark of the Cumberland River and with Starks and generally with a fence N 46°16'28" E a distance of 821.98' to a ½" Rebar (N) w/ Sexton Cap, this being the northwest corner of Metropolitan Nashville Water and Sewer (7486/507 [formerly Old Hickory Utility District]); thence leaving Starks and the fence and with Metropolitan Nashville Water and Sewer and generally with a chain-link fence for three calls: S 44°11'13" E a distance of 140.00' to a ½" Rebar (N) w/ Sexton Cap, this being the southwest corner of Metropolitan Nashville Water and Sewer; N 45°13'57" E a distance of 160.00' to a ½" Rebar (N) w/ Sexton Cap, this being the southeast corner of Metropolitan Nashville Water and Sewer; N 44° 11'13" W a distance of 140.00' to a ½" Rebar (N) w/ Sexton Cap, this being the northeast corner of Metropolitan Nashville Water and Sewer in the south line of other lands of Starks (200702130018346); thence leaving Metropolitan Nashville Water and Sewer and with Starks and Knoll Subdivision, Section II, respectfully, and generally with a fence N 45°29'20" E a distance of 883.62' to the Point of Beginning containing 1280040.86 square feet or 29.39 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

Parcel 3:

Land in Davidson County, Tennessee, and being all of Tract No. 5 of the Boundary/Division Survey, Clemmons et al, as depicted on Exhibit A, attached hereto and incorporated herein by reference, which tract is more particularly described as follows:

Being a certain tract or parcel of land lying and being in the Eleventh Councilmanic District of Davidson County, Tennessee, in the City of Nashville (Old Hickory), located on Tax Map 044, as a portion of Parcel 11.00, and is a portion of the Burnice E. and Gladys J. Clemmons property recorded as Instrument Number 20011121-0127927, R.O.D.C.T., and is more particularly described as follows:

Beginning at a ½" Rebar (N) w/ Sexton Cap 47.18' east of a Mag Nail (N) in the centerline end of Anita Drive, this being the northwest corner of Tract 1, this survey, and the northernmost corner of the property described herein in the south line of the Knoll Subdivision, Section I (2330/094); thence leaving Knoll Subdivision and with Tract 1 S 28°40'20" E a distance of 337.57' to a ½" Rebar (N) w/ Sexton Cap, this being the southwest corner of Tract 1 and the northwestern most corner of Tract 2; thence leaving Tract 1 and with Tract 2, this survey, S 12°14'04" W a distance of 498.43' to a ½" Rebar (N) w/ Sexton Cap, this being the southwestern most corner of Tract 2; thence continuing with Tract 2 and then with Tract 3, this survey, respectfully, S 48°15'31" E a distance of 606.79' to a ½" Rebar (N) w/ Sexton Cap in the west line of Hopkins (200711140133789), this being the southernmost corner of Tract 3 and the southeastern most corner of the property described herein; thence leaving Tract 3 and with Hopkins and then Calvin/Criswell (20071121013657), respectfully, and generally with a fence for two calls: S 11° 29'11" W a distance of 1242.53' to a ½" Rebar (N) w/ Sexton Cap; S 11°44'24" W a distance of 520.74' to an Iron Pipe (O) at or near the low water mark of the Cumberland River, this being the southwest corner of Calvin/ Criswell and the southernmost corner of the property described herein; thence leaving Calvin/Criswell and the fence and with the meanders of the low water mark of the Cumberland River a chord bearing of N 43°59'58" W a chord distance of 876.23' to a point, this being the southernmost corner of Tract 4 and the westernmost corner of the property described herein; thence leaving the low water mark of the Cumberland River and with Tract 4 for three calls: N 12°14'04" E a distance of 265.00' to a ½" Rebar (N) w/ Sexton Cap; N 12°14'04" E a distance of 1950.49' to a ½" Rebar (N) w/ Sexton Cap; N 30°14'40" W a distance of 100.00' to a Mag Nail (N) at the centerline end of Anita Drive in the south line of the Knoll Subdivision, Section II, this being the northernmost corner of Tract 4 and the northwestern most corner of the property described herein; thence leaving Anita Drive and Tract 4 and with Knoll Subdivision, Section II, then Section I, and generally with a fence N 45°48'47" E a distance of 47.18' to the Point of Beginning containing 1334486.74 square feet or 30.64 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 805 Renaissance Avenue, Murfreesboro, TN 37129 on 03 August 2013.

BEING the same property conveyed to Shams Properties, LLC, a Tennessee limited liability company and Richland South, LLC, a Tennessee limited liability company, by Warranty Deed from Billy R. Clemmons, John E. Clemmons and Amelia F. Woods, dated September 20, 2013, and filed in Instrument No. 20130924-0100322, said Register's Office.

THIS conveyance is subject to Application for Greenbelt Assessment filed in Instrument Nos. 20140421-0032837; 20140421-0032838 and 20140421-0032839; Perpetual Easemennt for Highway purposes of record in Book 4401, page 68; Right of Way Deed for Highway Purposes of record in Book 5373, page 118 and Book 5394, page 228; Sewer line Easement in Book 7412, page 31 and Book 7486, page 507, all in the REgister's Office for Davidson County, Tennessee, and all matters set forth in the boundary survey filed as Exhibit A in Deed filed in Instrument No. 20130924-0100322, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) building restrictions, and (4) otherimatters of public record.