This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Bill Garrett Davidson County
Batch# 14141 DEEDWARRSP
10/16/2017 02:08:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20171016-0105931

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	Exempt	14900032100 14900032700 14900032300 14900032400; and 14900032600

THIS SPECIAL WARRANTY DEED is made as of this 13th day of October, 2017, by **RICHLAND SOUTH, LLC**, a Tennessee limited liability company ("**Grantor**"), and **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** ("**Grantee**").

WITNESSETH:

Grantor, in consideration of the amount of Ten Dollars ($10.00) to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, TRANSFER AND CONVEY to Grantee, its successors and assigns, the improved real property situated in the City of Nashville, County of Davidson, State of Tennessee, legally described in **Exhibit "A"** attached hereto and made a part hereof. TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

This conveyance is made and accepted subject to the following covenants, which shall be binding upon and enforceable against Grantee and its successors and assigns and shall be deemed covenants running with the land: (1) Grantee assumes all risks and responsibility for any injuries or damages sustained by any person or to any property, in whole or in part, resulting from, arising out of, or in any way connected with, the possession or use of the Property by Grantee; and (2) Grantor does not warrant or otherwise represent that the Property is safe, habitable or otherwise suitable for the purposes for which it is intended to be used by Grantee or for any other purposes whatsoever.

GRANTEE HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THAT (I) GRANTEE HAS FULLY EXAMINED AND INSPECTED THE PROPERTY AND TAKES THE PROPERTY IN ITS EXISTING CONDITION, (II) THE PROPERTY IS ACCEPTED BY GRANTEE IN **"AS IS," "WHERE IS" CONDITION, "WITH ALL FAULTS,"** AND (III) EXCEPT AS OTHERWISE EXPRESSLY STATED IN THE AGREEMENT, GRANTOR HAS NOT MADE, AND GRANTEE HAS NOT RELIED UPON, ANY WARRANTY OR REPRESENTATION AS TO THE CONDITION OF THE PROPERTY, ITS COMPLIANCE WITH APPLICABLE FEDERAL, STATE OR LOCAL GOVERNMENTAL LAWS OR REGULATIONS, OR ITS FITNESS OR SUITABILITY FOR GRANTEE'S INTENDED USE, AND GRANTOR SHALL HAVE NO LIABILITY TO GRANTEE FOR THE CONDITION OF THE PROPERTY.

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 described herein and on **Exhibit "B"** attached hereto and incorporated herein by this reference. Except as set forth herein, Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Signature and Notary Pages to Follow

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the date and year first above written.

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Hoss Mousavi, personally known to me to be the Sole Member and Manager of Richland South, LLC, a Tennessee limited liability company, appeared before me this day in person and acknowledged under oath that in such capacity he/she signed and delivered the said instrument pursuant to authority duly given to him/her by said corporation.

GIVEN under my hand and seal this 12th day of October, 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 Consideration on Following Page*]

Affidavit of Consideration

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This conveyance is exempt from Tennessee transfer taxes pursuant to T.C.A. Section 67-4-409(f)(1).

GRANTEE/AFFIANT:

METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

By: _____
Name: Steve Bergman
Title: Director, Public Property

Sworn to and subscribed before me this 13th day of September, 2017.
October

_____
Notary Public

My commission expires: 11-6-2017.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision-Lot 1, P.U.D. Boundary Plat and Subdivision plat, K-Mart Corporation, of record in Instrument No. 20010515-0050280, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Lot Nos. 3, 4, 6 & 7, P.U.D. Boundary Plat and Subdivision Plat, Kmart Corporation, of record in plat Book 7900, Page 289, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company, by Warranty Deed from Kmart Corporation, a Michigan corporation, of record as Instrument No. 20170508-0045339, in the Register's Office of Davidson County, Tennessee.

Physical Address of Property: 2491 Murfreesboro Pike, Nashville, Tennessee 37217

Tax Parcel Numbers: 14900032100; 14900032700; 14900032300; 14900032400; and 14900032600.

EXHIBIT B

Permitted Exceptions

1. Ad valorem real property taxes for the year 2017, a lien, not yet due and payable.
2. Tenants in possession under unrecorded leases.
3. Matters that would be shown by an updated ALTA Survey of the Property.
4. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 289, Register's Office for Davidson County, Tennessee.
5. Subject to all matters shown on the Plan of record as Instrument No. 20010515-0050280, Register's Office of Davidson County, Tennessee.
6. Clearance Permit of record in Book 1104, Page 598, Register's Office of Davidson County, Tennessee.
7. Deed of Conveyance of record in Book 4883, Page 900, Register's Office of Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8899, Page 465, Register's Office of Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Book 8309, Page 244, Register's Office of Davidson County, Tennessee.
10. Easement Agreement of record in Book 8319, Page 761, Register's Office of Davidson County, Tennessee.
11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Restrictions, and Operating Agreements of record in Book 8451, Page 495, amended in Instrument No. 20011231-0145083 Register's Office for Davidson County, Tennessee.
12. Development and Operation Agreements of record in Book 8451, Page 516; Instrument No. 20000322-0028992; and Instrument No. 20011231-0145082, Register's Office of Davidson County, Tennessee.
13. Deed of Conveyance of record in Book 8664, Page 56, Register's Office of Davidson County, Tennessee.
14. Deed of Conveyance of record in Book 8855, Page 578, Register's Office of Davidson County, Tennessee.
15. Deed of Conveyance of record in Book 9523, Page 100, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017