Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-17-5605B

Bill Garrett Davidson County
Batch# 24903 **DEEDWARR**
11/13/2017 10:34:02 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00

20171113-0116110

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.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Julia K. Kost 5605B Morrow Road Nashville, TN 37209	Julia K. Kost 5605B Morrow Road Nashville, TN 37209	091-06-4G-002.00 CO

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 collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **JULIA K. KOST, an unmarried woman, and BRIAN J. KOST, a married man** (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective 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.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; matters that would be shown by an updated ALTA Survey of the Property; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161230-0137328, Register's Office for Davidson County, Tennessee; easements, assessments and special assessments as contained in the Declaration of record in Instrument No. 20161230-0137328, said Register's Office; and easement(s) of record in Book 2292, page 617, said Register's Office.

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 (the "Permitted Exceptions"). Except as set forth herein, 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 the claims of all persons and entities whomsoever, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 7th day of November, 2017.

GRANTOR:

RICHLAND SOUTH, LLC, a Tennessee limited liability company

By: _____
Hassan Mousavi, Sole Member and Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member and Manager of Richland South, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of November, 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 Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $460,000.00, 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 7th day of November, 2017.

_____
NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires: 7/6/20

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Unit "B", on the Horizontal Property Regime with Private Elements for 5605 Morrow Road Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161230-0137328, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GENARO ARANA RODRIGUEZ, of record in Instrument No. 20160801-0078682, dated July 29, 2016, said Register's Office.

Address: 5605B Morrow Road, Nashville, TN 37209

Tax ID: 091-06-4G-002.00 CO