LIMITED WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $575,000.00. Affiant Subscribed and sworn to before me, this the 30th day of March, 2018. Notary Public My Commission Expires: 3/8/2021
Bill Garrett Davidson County Batch# 75619 **DEEDWARR** 04/02/2018 03:53:36 PM 5 pgs Fees: $28.00 Taxes: $2,127.50 20180402-0030673	
THIS INSTRUMENT PREPARED BY **Midtown Title, LLC** **1704 Charlotte Avenue #105** **Nashville, TN 37203**	

M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
CSR LLC 6888 Walnut Hills Drive Brentwood, TN 37027	New Owner	147-7-162.00

STATE OF TENNESSEE)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DAVIDSON)

This Indenture, made as of the date set forth below, between **JALIL ROUHANIFARD AND SONYA ROWSHAN ROUHANIFARD, TRUSTEES OF THE ROUHANIFARD LIVING TRUST DATED MARCH 27, 2015,** a trust (referred to hereinafter as "Grantor"), and **CSR LLC,** a Tennessee limited liability company (referred to hereinafter as "Grantee").

WITNESSETH:

That **JALIL ROUHANIFARD AND SONYA ROWSHAN ROUHANIFARD, TRUSTEES OF THE ROUHANIFARD LIVING TRUST DATED MARCH 27, 2015** for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto **CSR LLC,** a Tennessee limited liability company, and Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as unimproved property located at 4404 Nolensville Pike, Nashville, Tennessee 37211; and (b) all rights and appurtenances of Grantor

pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property".**

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, (b) those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting and affect the Subject Property (the "**Permitted Exceptions**"), and (c) taxes for the year 2018.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to (a) the Permitted Exceptions; and (b) taxes for the year 2018, that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

SIGNATURES ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 13 day of March, 2018.

GRANTOR

ROUHANIFARD LIVING TRUST DATED MARCH 27, 2015

By: _____
Jalil Rouhanifard, Trustee

By: _____
Sonya Rowshan Rouhanifard, Trustee

STATE OF CA)

COUNTY OF orange)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jalil Rouhanifard and Sonya Rowshan Rouhanifard, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Trustees of the Rouhanifard Living Trust dated March 27, the within named bargainor, a trust, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by the said Jalil Rouhanifard and Sonya Rowshan Rouhanifard, as its Trustees.

WITNESS my hand and seal at office this 13 day of March, 2018.

JUSTIN CLANCY
Notary Public - California
Orange County
Commission # 2098583
My Comm. Expires Feb 25, 2019

_____
Notary Public
My commission expires: 2/25/2019

EXHIBIT "A"

LEGAL DESCRIPTION

Land lying in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, and being Map 147-7, Parcel 162, property of The Rouhanifard Living Trust of record in Instrument No. 20150421-0035250 and being more particularly described as follows:

Beginning at a "X" marked in concrete in the East right-of-way of Nolensville Pike and in the common parcel line of Map 147-7, Parcel 160, property of Christine K. Lee of record in Instrument No. 20150318-0023209 and being Lot 1 on the Re-subdivision of Lot 1 Quincy's of Nashville No. 3 of record in Instrument No. 20040623-0074344; Thence with Lot 1, S 85 deg. 28' 00" E, 348.43' to an iron pin old and common corner with Map 147-7, Parcel OE90000CO, property of O.I.C. Homes at 0 Old Goins of record in Instrument No. 20160519-0050458; Thence S 11 deg. 10' 00" E, 105.00' to an iron pin old and common corner in the north line of Lots 10 & 11 Pritchett Land of record in Plat Book 421, page 70 & the Re-subdivision of Pritchett Land for Alice Drive of record in Plat Book 4460, page 131; Thence with the north line of lots 10-5 and an undeveloped alley, N 85 deg. 06' 31" W, 249.75' to an iron pin old in the west right-of-way of a 12' undeveloped alley; Thence with Lot 4, N 85 deg. 32' 49" W, 93.97' to an iron pin old in the east right-of-way of Nolensville Pike and the common corner of Map 147-7, Parcel 183, property of Abbas Almosawi of record in Instrument No. 20080502-0044945; Thence with the east right-of-way of Nolensville Pike, N 13 deg. 51' 21" W, 105.02' to the Point of Beginning and containing 34,623 square feet, or 0.795 acres, more or less.

Being the same property conveyed to Jalil Rouhanifard and Sonya Rowshan Rouhanifard, Trustees of the Rouhanifard Living Trust, dated March 27, 2015 by Quitclaim Deed from Jalil Rouhanifard, dated March 27, 2015, recorded April 21, 2015, of record in Instrument No. 20150421-0035250, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: 4404 Nolensville Pike, Nashville, TN 37211.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Property taxes for the year 2018 and thereafter, not yet due and payable for Tax/Parcel Identification No. 147-7-162.00

2. All matters shown on the Boundary Survey prepared by Michael R. Williams, TN R.L.S No. 1906, HFR Design, 214 Centerview Drive, Suite 300, Brentwood, TN 37027, dated March 14, 2018.

3. All matters on the plan of record in Book 421, page 70, Register's Office for Davidson County, Tennessee.

4. Perpetual Easement for Highway Purposes of record in Book 4011, page 955, Register's Office for Davidson County, Tennessee.

5. Right-of-way for Nolensville Turnpike.

6. Title to that portion of the premises situated within the bounds of any streets, roads or highways.

7. Unrecorded Billboard Lease Agreement between Rocky Top Outdoor and Jalil Rouhanifard, dated September 20, 1999, as assigned to The Lamar Companies under Lease #42007.