This Instrument Prepared By:
Adam J. Sigman
David W. Drum
Sirote & Permutt, PC
2311 Highland Avenue South
Birmingham, Alabama 35205

Karen Y Johnson Davidson County
Batch# 175226 DEEDWARRSP
12/18/2018 12:10:30 PM 6 pgs
Fees: $33.00 Taxes: $14,822.20
20181218-0122881

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Forest View Residences, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, Alabama 35209	Forest View Residences, LLC 2204 Lakeshore Drive, Suite 450 Birmingham, Alabama 35209	Portion of 162-00-0-219.00 Portion of 162-00-0-220.00 Portion of 162-00-0-221.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **RICHLAND SOUTH, LLC**, a Tennessee limited liability company, having an address of 212 Overlook Circle, Suite 207, Brentwood, Tennessee 37027 (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **FOREST VIEW RESIDENCES, LLC**, a Delaware limited liability company, having an address of 2204 Lakeshore Drive, Suite 450, Birmingham, Alabama 35209 (herein "Grantee"), the unimproved tract of real property described on **Exhibit "A"** attached hereto and made a part hereof (collectively, the "Property"), subject to all matters shown on **Exhibit "B"** attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the aforesaid Property unto Grantee, its successors and assigns, forever in fee simple.

Grantor covenants that Grantor has full power and lawful authority to sell and convey the Property and, subject to the exceptions set forth on **Exhibit "B"** attached hereto, will warrant and defend the title against all persons claiming by, through or under Grantor, but not further or otherwise and subject, however, to the Permitted Exceptions.

SOURCE OF TITLE: Instrument 20141112-0104312, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 17th day of December, 2018.

RICHLAND SOUTH, LLC, a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary of the state and county aforementioned, 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 such person to be the Sole Member of **RICHLAND SOUTH, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, as such Sole Member of bargainor, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member.

WITNESS my hand and notarial seal this 12th day of December, 2018.

_____
Notary Public
My Commission Expires: 5-25-20
[SEAL]

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAY 25, 2020

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Nathan Weigert, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $4,006,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of December, 2018.

Notary Public

My Commission Expires

CRYSTAL HEDGSPETH HOLMES
My Commission Expires
October 2, 2020

[SEAL]

CRYSTAL HEDGSPETH HOLMES MY COMMISSION EXPIRES OCTOBER 2, 2020 NOTARY PUBLIC STATE OF ALABAMA

EXHIBIT "A"

Legal Description

Land situated in the 31st Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of Parcel IDs 16200021900, 16200022100 & 16200022000 and being more particularly described as follows:

Commencing from an iron rod (old) lying in the southerly margin of Bell Road (SR-254) (R.O.W. Varies) being the northwesterly corner from which this tract is carved;

Thence, along the southerly margin of said Bell Road N55°33'03"E, a distance of 376.03';

Thence, along the westerly line of Parcel ID 16200022300, being the Richland South, LLC property of record in Instrument 20160126-0007460, R.O.D.C. the next four (4) calls:

Thence, S16°48'55"E, a distance of 197.38';

Thence, S15°24'44"E, a distance of 308.58';

Thence, S38°55'17"E, a distance of 423.40';

Thence, S02°55'04"E, a distance of 421.15' to the Point of Beginning;

Thence, along said Richland South, LLC the next two (2) calls:

Thence, S02°56'37"E, a distance of 181.23' to an iron rod (new);

Thence, S15°36'52"E, a distance of 636.34' to an iron rod (new);

Thence, along the northerly lines of Don Cameron of record in Instrument 200511210140598, R.O.D.C. the next three (3) calls:

Thence, N84°29'50"W, a distance of 262.53' to an iron rod (old);

Thence, N84°30'13"W, a distance of 396.27' to an iron rod (old);

Thence, N84°30'41"W, a distance of 378.43' to an iron rod (old);

Thence, along the easterly line of Novella Teague of record in Deed Book 7801, Page 391, R.O.D.C. N05°43'33"E a distance of 839.69' to an iron rod (new);

Thence, along a new severance line S79°35'56"E a distance of 780.93' to the Point of Beginning.

Containing an area of 714,940 Square Feet or 16.41 Acres, more or less, according to an ALTA/NSPS Land Title Survey prepared by Crawford & Cummings, P.C., dated October 27, 2018, last revised December 11, 2018, and designated as Job No. 18-030.

Being part of the same property conveyed to Richland South, LLC, a Tennessee limited liability company by Warranty Deed dated 11/06/2014 from Ironpower Properties, a General Partnership, Susan O. York and Jack F. Odom, Fred L. Turner, Trustee of the Patricia Joanne Davis Lorenz Family Trust, Frances West, Susan O. York and Jack F. Odom, Charles Leach and Gene A. Tucker and Joy F. Tucker, Trustees of the Tucker Family Trust u/a/d April 21, 2004 of record in Instrument 20141112-0104312, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. County of Davidson taxes for the year 2018 and subsequent years, a lien not yet due or payable.

2. Easement for driveway access set forth in instrument of record in Book 6158, Page 545, Register's Office for Davidson County, Tennessee, as shown on survey prepared by J. Alan Cummings, TN RLS #2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated 10/27/2018 and last revised 12/11/2018 and designated as job no. 18-030.

3. Survey prepared by J. Alan Cummings, TN RLS #2351, Crawford & Cummings, P.C., 1929 21st Avenue South, Nashville, TN 37212, dated 10/27/2018 and last revised 12/11/2018 and designated as job no. 18-030 reflects the following:
   a. Wetlands near the northeasterly and northwesterly corners.

4. Easement for Entry Road of record as Instrument 20181218 - 0122860, Register's Office for Davidson County, Tennessee.

5. Temporary Access Easement Agreement of record as Instrument 20180911-0090036, said Register's Office.

6. Terms of Sanitary Sewer Easement Agreement of record as Instrument No. 20180911-0090035, said Register's Office.

7. All matters as set forth per the Declaration of Covenants, Conditions and Restrictions for Forest View of record as Instrument No. 20181218 - 0122860, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Julie Read, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Julie Read

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, Sandra S. Jackson, a notary public for this county and state, Julie Read, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 08/17/2019

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY