Karen Johnson Davidson County
Batch# 371825 DEEDWARRSP
03/13/2020 07:09:30 AM 6 pgs
Fees: $33.00 Taxes: $6,660.00
20200313-0028032

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.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
2411 EOL Retail, LLC 1011 Lookout Ridge Ct. Brentwood, TN 37027 Attn: Saman Pouri	2411 EOL Retail, LLC 1011 Lookout Ridge Ct. Brentwood, TN 37027 Attn: Saman Pouri	149-00-0-387.00

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 referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **2411 EOL RETAIL LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, 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.

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 shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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 all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of March, 2020, but is effective as of the 12th day of March, 2020.

GRANTOR:

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Hassan Mousavi, the Sole Member and Manager of Richland South, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Sole Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Hassan Mousavi, as such Sole Member and Manager.

Witness my hand and official seal this 11th day of March, 2020.

My Commission Expires:

5-21-20

_____
Notary Public

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

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 $1,800,000.00, 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 12th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 3/23/20

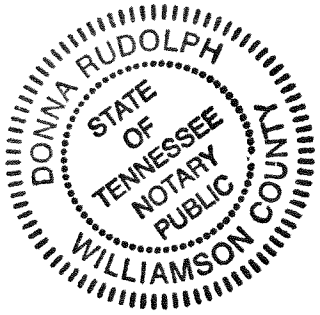


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 5B as shown on the Plat entitled Re-Subdivision of Lot 5 of K-Mart Corporation, 2 Lot Minor Plat, of record at Instrument No. 20131104-0114130, Register's Office for said County, Tennessee, as corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20140116-0004521, Register's Office for Davidson County, Tennessee, and to which plat reference is hereby made for a more complete description of subject property.

Being the same property as conveyed to Richland South, LLC, a Tennessee limited liability company, by Special Warranty Deed of record at Instrument No. 20150618-0058209, Register's Office for Davidson County, Tennessee.

Property address: 2411 Edge O' Lake, Antioch, Davidson County, Tennessee 37013

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020, and subsequent years, a lien not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.

3. All matters of record.

4. Rights of tenants, as tenants only, pursuant to unrecorded leases affecting the Property.

5. Subject to all matters shown on the Plan of record at Instrument No. 20131104- 0114130, as corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20140116-0004521, Register's Office for Davidson County, Tennessee.

6. Clearance Permit to Southern Bell Telephone and Telegraph Company, of record in Book 1104, Page 598, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement to Metropolitan Government of Nashville and Davidson County, of record in Book 8309, Page 244, Register's Office for Davidson County, Tennessee.

8. Declaration of Easements, Restrictions and Operating Agreements of record in Book 8451, Page 495, Register's Office for Davidson County, Tennessee; as amended pursuant to First Amendment Declaration of Easements, Restrictions and Operating Agreements of record at Instrument No. 20011231-0145083, Register's Office for Davidson County, Tennessee. Assignment and Assumption Agreement of record in 20170508-0045340, Register's Office for Davidson County, Tennessee.

9. Development and Operation Agreement of record in Book 8451, Page 516, Register's Office for Davidson County, Tennessee.

10. Development and Operation Agreement of record at Instrument No. 200003220028992, Register's Office for Davidson County, Tennessee.

11. Development and Operation Agreement of record at Instrument No. 20011231-0145082, Register's Office for Davidson County, Tennessee.

12. Rights or interests of adjoining owners in and to any party walls.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Heather Wood
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and
Notary's Name

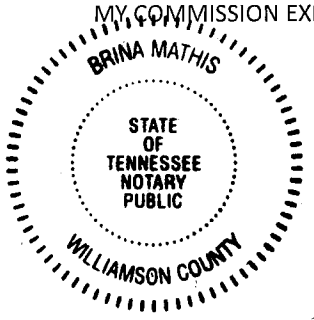
state, Heather Wood, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Brina Mathis
Notary Signature

MY COMMISSION EXPIRES: 4-21-2020

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).