WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8665

Karen Johnson Davidson County
Batch# 507589 DEEDWARR
11/03/2020 08:07:30 AM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20201103-0128133

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:
Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, Tennessee 37027	Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, Tennessee 37027	08202009400

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, **HAMID TOLOOGOLZARI & FIROUZEH RESHAD**, as husband and wife (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RICHLAND SOUTH, 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, 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 29 day of October, 2020.

GRANTOR:

HAMID TOLOOGOLZARI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **HAMID TOLOOGOLZARI**, 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 executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 29th day of October, 2020.

My Commission Expires:

3/8/2021

Notary Public

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

F. Reshad

FIROUZEH RESHAD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **FIROUZEH RESHAD**, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 29th day of October, 2020.

My Commission Expires:

3/8/2021

Notary Public

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

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 $1,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

F. Rashad
Affiant

Sworn to and subscribed before me,
this 29 day of October, 2020.

[illegible]
NOTARY PUBLIC

My Commission Expires: 3/8/2021

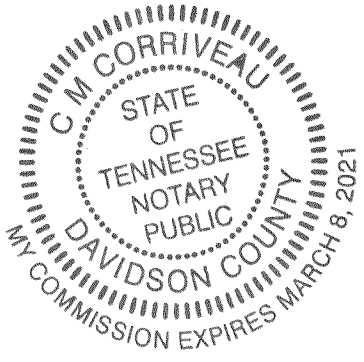


Exhibit "A"

Legal Description of Property

Being lot No. 2 on the plan of Whites Creek Pike Subdivision, being a Resubdivision of Lot No. 5 on the Revised Plan of Section 2 Cleveland Street Commercial Plat, Plat Book 6900, page 51, R.O.D.C., and Lots No. 31 & 32 on the Plan of J.R. Love and E.A. Hall Subdivision of a part of the Brown Tract, Book 421, page 130, R.O.D.C., as of record in Instrument No. 20061020-130387, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hamid Toloogolzari and Firouzeh Reshad, as husband and wife, by deed from Damado Incorporated, an Ohio Corporation, dated November 28, 2017, or record in Instrument No. 20171204-0123062, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. All matters appearing on the plan of Whites Creek Pike Subdivision, being a Resubdivision of Lot No. 5 on the Revised Plan of Section 2 Cleveland Street Commercial Plat, Plat Book 6900, page 51, R.O.D.C., and Lots No. 31 & 32 on the Plan of J.R. Love and E.A. Hall Subdivision of a part of the Brown Tract, Book 421, page 130, R.O.D.C., as the same appears on survey and plat of record in Instrument No. 20061020-0130397, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 6900, page 51, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plan of record in Book 421, page 130, Register's Office for Davidson County, Tennessee.

5. Easement for ingress/egress as provided in deed of record in Instrument No. 20020809-0096263, Register's Office for Davidson County, Tennessee.

6. Terms, agreements, restrictions, provisions, and easements provided in Lease Agreement dated June 25, 1986, between William M. Coats ("Lessor") and National Advertising Company ("Lessee"), of record in Book 10562, page 186, Register's Office for Davidson County, Tennessee.

7. Terms, agreements, restrictions, provisions, and easements provided in deed of record in Book 10582, page 520, Register's Office for Davidson County, Tennessee, regarding advertising displays and billboards located on subject property

True Copy Certification

I, Christopher M. Corriveau, 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 is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

