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.

Karen Johnson Davidson County
Batch# 509319 DEEDWARRSP
11/05/2020 12:09:30 PM 7 pgs
Fees: $38.00 Taxes: $3,692.60
20201105-0129863

SPECIAL 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 Attn: Hoss Mousavi	Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, Tennessee 37027 Attn: Hoss Mousavi	Parcel No. 08202009300 Parcel No. 08202003800 Parcel No. 08202003900

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, **HSA – EAST NASHVILLE, LLC**, a Tennessee limited liability company ("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, 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 3rd day of November, 2020, but is effective as of the 3rd day of November, 2020.

GRANTOR:

HSA – EAST NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Hassan Mousavi
Its: Majority 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 Majority Member and Manager of **HSA – EAST NASHVILLE, 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 as Majority Member and Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Hassan Mousavi, as such Majority Member and Manager.

Witness my hand and official seal this 3rd day of November, 2020.

My Commission Expires:

3-25-24

_____
Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $998,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of November, 2020.

Affiant

NOTARY PUBLIC

My Commission Expires: 3.25.24

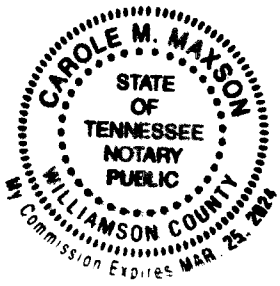


Exhibit "A"

Legal Description of Property

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 28, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 29, on the Plan of J.R. Love and E.A. Hall Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract III:

LAND in Davidson County, Tennessee, being all of Lot 1 on the Plan of Whites Creek Pike Subdivision recorded as Instrument No. 20061020-0130397, being a resubdivision of Lot No. 5 on the Revised Plan of Section 2, Cleveland Street Commercial Plan, Plat Book 6900, Page 51 and a part of Lots No. 31 and 32 on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract IV:

LAND in Davidson County, Tennessee, being Lot No. 33, on the Plan of J.R. Love and E.A. Hail Subdivision, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Tract V:

LAND in Davidson County, Tennessee, being a part of Lot No. 34 AND 35, on the Plan of J.R. Love and E.A. Hail Subdivision of Part of Lot No. 4, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Beginning on the southwesterly margin of Whites Creek Turnpike at the corner of Lot Nos. 35 and 36; thence with the line between said two lots southwesterly 66 feet to a point in the eastern boundary line of the property conveyed to the State of Tennessee by deed from Essie Richardson, et al, of record in Book 3253, Page 363, said Register's Office; thence with said State of Tennessee's eastern boundary line South 1° 38' East 121 feet to a point in the line between Lot Nos. 33 and 34; thence with the line between said two lots northeasterly 135 feet to the southwesterly margin of Whites Creek Turnpike; thence with the same northwesterly 100 feet to the beginning.

Tracts I and II being a portion of the same property conveyed to HSA – East Nashville, LLC by deed of record as Instrument No. 20170301-0020346, in the Register's Office for Davidson County, Tennessee.

Tracts III, IV and V being the same property conveyed to HSA – East Nashville, LLC by deed of record as Instrument No. 20170914-0094177, as corrected by Scrivener's Affidavit of record as Instrument No. 20201102-0127881, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2020, a lien now due and payable but not yet delinquent, and subsequent years.

2. Rights of tenants, as tenants only, under recorded or unrecorded leases.

3. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

4. Subject to all matters shown on the Plan of record in Plat Book 421, Page 130, Register's Office for Davidson County, Tennessee. (Tract I, II, IV, & V)

5. Subject to all matters shown on the Plan of record in Plat Instrument No. 20061020-0130397, Register's Office for Davidson County, Tennessee. (Tract III)

6. Easements of record in Book 10582, Page 520, in the Register's Office for Davidson County, Tennessee. (Tract III)

7. Restrictive Covenant for Security Residence of record in Instrument No. 20110414-0028935, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Tract III)

8. Permanent and Perpetual Easement of record in Instrument No. 200208090096263, in the Register's Office for Davidson County, Tennessee. (Tract III)

9. Terms and Provisions of Lease Agreement by and between William M. Coats and National Advertising Company of record in Book 6903, Page 691, in the Register's Office for Davidson County, Tennessee. (Tract III)

10. Terms and Provisions of Lease Agreement by and between William M. Coats and National Advertising Company of record in Book 10562, Page 186, in the Register's Office for Davidson County, Tennessee. (Tract III)

11. Subject to unrecorded lease by and between William Mayes Coats and Clark Grave Vault Company, dated July 14, 1997. (Tract III)

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, Page 594 and in Book 4144, Page 969, in the Register's Office for Davidson County, Tennessee. (Tract IV)

13. Affidavit regarding right to trim and top trees on the property of record in Instrument No. 20010726-0079486, in the Register's Office for Davidson County, Tennessee. (Tract IV)

14. Subject to Agreement letter of record in Book 5490, Page 132, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I 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.

Carole M. Maxson

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On November 4, 2020, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 12-01-2020

