Karen Johnson Davidson County
Batch# 538619 DEEDWARRSP
12/21/2020 09:20:17 AM 5 pgs
Fees: $28.00 Taxes: $6,290.00
20201221-0150788

This instrument prepared by and after recording return to:

Jackson Walker LLP
100 Congress Ave., Suite 1100
Austin, Texas 78701
Attn: Michelle Moore Smith

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
526 Myatt, LP 3800 North Lamar Blvd., Suite 350 Austin, Texas 78756	526 Myatt, LP 3800 North Lamar Blvd., Suite 350 Austin, Texas 78756	034-00-0-050.00

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 **526 MYATT, LP**, a Texas limited partnership (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 unimproved 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 by, through and 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 effective as of the 18 day of December, 2020.

GRANTOR:

RICHLAND SOUTH, LLC,
a Tennessee limited liability company

By: _____
Name: Hoss 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 17th day of December, 2020.

My Commission Expires:

3-27-24

_____
Notary Public

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

STATE OF TN

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 $1,700,000.00, 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 18 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Legal Description of Property

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE TRACT ONE, OF THE CONSOLIDATION PLAT OF OZBURN-HESSEY STORAGE COMPANY , INC., OF RECORD IN INSTRUMENT NO. 20050826-0102689, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RICHLAND SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM MYATT DRIVE PROPERTIES, LLC, OF RECORD AS INSTRUMENT NO. 20130819-0086905, DATED AUGUST 15, 2013, SAID REGISTER'S OFFICE.

Exhibit "B"

Permitted Exceptions

1. Ad valorem real property taxes for the year 2021, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Instrument No. 20050826-0102689, Register's Office for Davidson County, Tennessee.

3. Easement for Transmission Line of record in Book 1163, Page 587, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 20000629-0064596 and amended by Memorandum of Revocation Easement of record in Instrument No. 20000629-0064597, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the Property, if any, embraced within the right-of-way of C.S.X. Railroad.