Karen Johnson Davidson County
Batch# 575136 DEEDWARR
02/22/2021 03:01:30 PM 6 pgs
Fees: $33.00 Taxes: $7,955.00
20210222-0021317

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 Attn: Hoss Mousavi	Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, Tennessee 37027 Attn: Hoss Mousavi	041-12-0-134.00

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, **BRADLEY C. PETERSON** (hereinafter 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 16th day of February, 2021.

GRANTOR:

BRADLEY C. PETERSON

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRADLEY C. PETERSON**, 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 11th day of February, 2021.

My Commission Expires:

03/06/2022

Notary Public

JAMES E. SORRELLS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires Mar. 6, 2022

The undersigned, **VERNELL L. PETERSON**, wife of Bradley C. Peterson, does hereby join in this conveyance for the purpose of conveying to the Grantor herein any interest she may have in and to the described Property, and hereby releases any claim or marital right she may have in said Property.

VERNELL L. PETERSON

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **VERNELL L. PETERSON**, 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 11th day of February, 2021.

My Commission Expires: 03/06/2021

Notary Public

JAMES E. SORRELLS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

My Commission Expires Mar. 6, 2022

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 $2,150,000.00, 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 17 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 11-5-24



Exhibit "A"

Legal Description of Property

Being Lot No. 1 on the plan of resubdivision of part of Lot 5, Section Two, Bellshire Estates as of record in Book 4350, page 8, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point, a concrete monument in the westerly margin of Dickerson Pike, at the beginning of a curve into Westchester Drive; thence with the margin of said Pike, northerly 175 feet to a point 200 feet south of the lot that was conveyed to Robert L. Eatherly by deed of record in Book 2596, page 515, Register's Office for said County; thence westerly 410.79 feet to a point; thence southerly 200 feet to the northerly margin of Westchester Drive; thence with the margin of said Drive, easterly 388.85 feet to the beginning of a curve; thence around said curve northeasterly 39.3 feet to the point of beginning.

Being the same property conveyed to BRADLEY C. PETERSON AND WIFE, VERNELL L. PETERSON, by deed from THE COMMUNITY FOUNDATION OF MIDDLE TENNESSEE PROPERTIES, NONPROFIT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070524-0061815, dated May 23, 2007, said Register's Office.

The said BRADLEY C. PETERSON AND WIFE, VERNELL L. PETERSON having conveyed to BRADLEY C. PETERSON by deed of record in Instrument No. 20081230-0123666, dated December 3, 2008, said Register's Office.

Exhibit "B"

Permitted Exceptions

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

2. Matters shown on the Plan of record in Plat Book 4350, page 18, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record Book 2294, page 346, as amended in Book 4476, page 565, Book 6399, page 1, and Book 6693, page 506, said Register's Office.

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 February 17, 2021, 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: 11·5·24

