Karen Johnson Davidson County
Batch# 1023048 DEEDWARRSP
07/06/2023 09 30 24 AM 5 pgs
Fees $28 00 Taxes $5,920 00
20230706-0051572

Prepared by and return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
Randal Lakewood Partners LLC **100 Cherry Branch Road** **Old Hickory, TN 37138**	SAME AS NEW OWNER	053-00-0-032.00

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, **CLIFFORD O. RICHMOND, an unmarried man,** (hereinafter, collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RANDAL LAKEWOOD PARTNERS 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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

WITNESS my hand and official seal in Nashville, Tennessee, this 28th day of June 2023.

Clifford O. Richmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Clifford O. Richmond,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 28th day of June 2023.

Notary Public

My Commission Expires 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires January 6, 2025

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Dickson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is **$1,600,000.00,** 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 5th day of July 2023.

JORDAN B. OSBORN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
10/19/2024
COUNTY OF DICKSON

My Commission Expires: _____

NOTARY PUBLIC

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Riverfront Shopping Center, Section 5, of record in Plat Book 8250, page 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clifford O. Robinson by Special Warranty Deed from Regions Bank, an Alabama state banking corporation, of record in Instrument No. 20220429-0049654, dated April 22, 2022 and recorded April 20, 2022, Register's Office for Davidson County, Tennessee.

Property Address: **1400 Robinson Road, Old Hickory, TN 37138**

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable
2. All matters as shown on the Plan of Riverfront Shopping Center, Section 5 of record in Plat Book 8250, page 722, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Boundary Survey of Riverfront Shopping Center of record in Plat Book 6900, page 929, Register's Office for Davidson County, Tennessee
4. All matters shown on the 3rd Revision Easement Plan of Riverfront Shopping Center of record in Plat Book 9700, page 640, Register's Office for Davidson County, Tennessee.
5. Ingress and Egress Easement and Maintenance Agreement as set out in Second Amendment of Covenants, Conditions and Restrictions for Riverfront Center of record in Book 9470, page 222, Register's Office for Davidson County, Tennessee.
6. Agreements concerning NES overhand and anchor easement of record in Book 10774, page 483, Register's Office for Davidson County, Tennessee.
7. Charter of Old Hickory Centre Property Owners Association of record in Book 11248, page 869, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Book 11256, page 453 and Instrument No. 20050804-0091599, Register's Office for Davidson County, Tennessee.
9. Quitclaim Deed to Old Hickory Centre Property Owners Association for Common Area (roads and ponds) of record in Instrument No. 20031022-0156432, Register's Office for Davidson County, Tennessee.
10. Declaration of Covenants, Conditions and Restrictions for Riverfront Center record in Book 7584, page 347, amended in First Amendment in Book 8083, page 496, Second Amendment in Book 9470, page 222, Third Amendment for Old Hickory Centre (F/K/A Riverfront Shopping Center) in Book 11005, page 198 (name changed to Old Hickory Centre), Fourth Amendment in Instrument No. 20090804-0072962, Fifth Amendment in Instrument No. 20091228-0117155 (All Instrument Numbers under the designation of "Fifth Amendment" refer specifically to Lots 11, 12, 13 and 14, Section 8, Riverfront Shopping Center Plat in Instrument No. 20070907-0107489), Instrument No. 20091228-0117156, Instrument No. 20091228-0117157, Instrument No. 20091228-0117158, Instrument No. 20091228-0117159, Instrument No. 20091228-0117160, Instrument No. 20091228-0117161, Instrument No. 20091228-0117162, Instrument No. 20091228-0117163, Instrument No. 20091228-0117164, Instrument No. 20091228-0117165, Instrument No. 20091228-0117166, Instrument No. 20091228-0117167, Instrument No. 20091228-0117168 and Instrument No. 20091228-0117169, Register's Office for Davidson County, Tennessee.
11. By-Laws of Riverfront Center Property Owners' Association of record in Book 7584, page 361 (Exhibit "B" of Declarations), Register's Office for Davidson County, Tennessee.
12. Restrictions, Acknowledgments and Affirmations of record in Instrument No. 20220429-0049654, Register's Office for Davidson County, Tennessee.