WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 03/16/05 15:17 2 pgs
Fees:13.00 Taxes:203.50
20050316-0029097

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$55,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Holp	**Bank of the South**	**044-05-0 220.00**
(NAME)	(NAME)	
109 Bridgeway Avenue	**66 E. Hill Street**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Blue Mountain Coffee Company, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Holp and wife Debra Holp**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 201 on the map of Rayon City, Old Hickory, Tennessee, the portion of this plan showing Lot No. 201 not being of record, but described according to a survey made by John Wilkes, Civil Engineer, July 30, 1928, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Bridgeway Avenue, at a point 168.9 feet West of the northwesterly margin of Rayon Drive; thence with the southerly margin of Old Hickory Boulevard, westwardly 25 feet to the northwest corner of the property conveyed Ottic Hire by deed from Rayon City Development Company, of record in Book 892, Page 434, Register's Office for Davidson County, Tennessee; thence with his easterly line, southwardly 114.1 feet more or less, to the northerly line of Lot No. 223; thence with the northerly line of Lot No. 223 and Lot No. 224 easterly 25 feet; thence morthwardly 105.2 feet to the beginning.

Being the same property conveyed to **Blue Mountain Coffee Company, Inc.** by deed of record in, Instrument 20001106-0110229, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **109 Bridgeway Avenue, Old Hickory, TN 37138**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **our hands** this **11th day of March, 2005**.

Blue Mountain Coffee Company, Inc.

By: _____
Larry L. Hunt, President

Attest: _____

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry L. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Blue Mountain Coffee Company, Inc., a corporation, and that he as such President by signing the name of the corporation by himself as President.

Witness my hand and seal at Nashville, Tennessee, this 11th day of March 2005.

Commission expires: 1-25-2006

_____
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.