SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/22/12 10:35 4 pgs
Fees:23.00 Taxes:8325.00
20120222-0015208

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dairy Farmers of America, Inc.	Dairy Farmers of America, Inc.	17500017700
(NAME)	(NAME)	
10220 N. Ambassador Drive	10220 N. Ambassador Drive	
(ADDRESS)	(ADDRESS)	
Kansas City, MO 64153	Kansas City, MO 64153	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Schreiber Foods, Inc., a Wisconsin Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dairy Farmers of America, Inc.**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 1 on the plan of Revised Resubdivision of Hurricane Creek, Industrial Park, Section Three, of record in Plat Book 7900, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said property is more particularly described as commencing at a concrete monument marking the northeast corner of said tract, said monument being located on the western right of way line of Hurricane Creek Boulevard 2,180.05 feet south of the southerly margin of Murfreesboro Pike; thence along the western right of way of Hurricane Creek Boulevard south 06 deg. 51 min. 02 sec. west a distance of 162.94 feet to a concrete monument; thence continuing along said right of way southerly along a curve to the right having a central angle of 48 deg. 11 min. 9 sec. a radius of 30 feet, and length of 25.23 feet to a concrete monument; thence continuing along said right of way southerly along a curve to the left having a central angle of 138 deg. 11 min. 23 sec. a radius 60 feet, and length of 144.71 feet to a concrete monument at the southern end of a cul-de-sac on Hurricane Creek Boulevard; thence south 06 deg. 51 min. 02 sec. west a distance of 329.57 feet to a point on the northern boundary of property owned now formerly by J.D. Johnson; thence north 76 deg. 22 min. 44 sec. west a distance of 65.86 feet to a point at the northwestern corner of said J.D. Johnson property; thence south 13 deg. 37 min. 16 sec. west a distance of 12.0 feet to a point on the northern right-of-way line of Louisville and Nashville Railroad Company (now CSX Transportation, Inc.), thence north 76 deg. 22 min. 44 sec. west along the said northern boundary of said railroad right-of-way a distance of 520.52 feet to an iron pin; thence north 02 deg. 33 min. 10 sec. east a distance of 563.97 feet to a point; thence south 83 deg. 09 min. 58 sec. east a distance of 595.97 feet to a concrete monument on the western right-of-way line of Hurricane Creek Boulevard; marking the point of beginning. This property contains 8.005 acres more or less.

Being the same property conveyed to Schreiber Foods Inc., a Wisconsin Corporation by Deed from Level Valley Creamery Inc., a Wisconsin Corporation, dated 11/26/2008 and filed for record on 01/05/2009 in Instrument 200901050000981, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 198, said Register's Office.

[illegible]

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7306, Page 131, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7306, Page 161, said Register's Office.

Tree Clearance Permit to Southern Bell Telephone and Telegraph as shown of record in Book 1083, Page 277, Register's Office for said County.

[illegible]

Grant of Overhead Line Easement of record in Book 7594, Page 785, said Register's Office.

Grant of Transmission Line Easement of record in Book 11493, Page 476, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4350 Hurricane Creek Boulevard, Antioch, TN 37013

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

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 17th day of February, 2012.

SCHREIBER FOODS, INC., A WISCONSIN CORPORATION

Michelle Johnson
Treasurer

State of Wisconsin
County of Brown

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michelle Johnson with whom I am personally acquainted and who upon her oath acknowledged herself to be the Treasurer of Schreiber Foods, Inc., a Wisconsin Corporation the within named bargainer, a corporation, and that,

Michelle Johnson as such Treasurer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Michelle Johnson as such Treasurer.

Witness my hand and Official seal this 17th day of February, 2012.

Notary Public
My Commission Expires: 03/09/2014

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or 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.

Attorney or Custodian

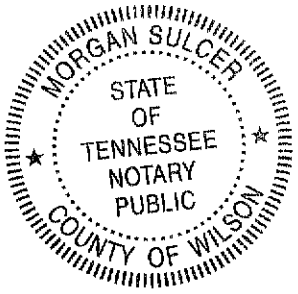
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013