BILL GARRETT, Davidson County
Trans:T20150000788 DEEDWARR
Recvd: 01/05/15 15:30 4 pgs
Fees:23.00 Taxes:4865.50
20150105-0000968

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
BonAcres, LLC
521 Fairground Court
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Tennessee Bank National Association
PO Box 1986
Memphis, TN 38101

Map/Parcel 183-161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark A. Cleveland and Sheila Cleveland, as to a 54% interest, and Green Island Investments, LLC, a Tennessee limited liability company, as to a 46% interest,** hereinafter called the Grantors, have bargained and sold, and by these presents, do hereby transfer and convey unto **BonAcres, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors, heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod situated in the westerly margin of Heil Quaker Boulevard, said point being the southeast corner of Interchange City Industrial Park, Section XXVIII of record in Plat Book 5210, page 297, Register's Office for Davidson County, Tennessee.

Thence along said road, along a curve to the left, having a central angle of 11 degrees 51' 28", a radius of 909.95 feet, a tangent of 94.50 feet, a length of 188.32 feet, and having a chord which bears S 04 degrees 55' 38" W, a distance of 187.99 feet to an iron rod; thence leaving said road S 87 degrees 11' 12" W, a distance of 225.00 feet to an iron rod; thence N 15 degrees 52' 12" W, a distance of 281.10 feet to an iron rod; thence N 88 degrees 14' 54" E, a distance of 124.34 feet to an iron rod; thence S 68 degrees 35' 27" E, a distance of 207.80 feet to the POINT OF BEGINNING, and containing 65,613.877 square feet or 1.506 acres, more or less.

Also being Lot 2 on the Plat of Interchange City Industrial Park, a re-subdivision of part of Tract 215, of record in Plat Book 7900, page 222, in the Register's Offce for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark A. Cleveland and Sheila Cleveland, as to a 54% Interest, and Green Island Investment, LLC, as to a 46% interest, as tenants

in common, by Warranty Deed dated July 25, 2008, from Five Star Investments, L.P. of record in Instrument #20080730-0078230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1415 Heil Quaker Blvd., Lavergne, Tennessee 37086.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns, forever, and, Grantors do covenant with the said GRANTEE that it is/they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantors do further covenant and bind itself/themselves, its successors and representatives/heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the **29th** day of **December, 2014.**

Mark A. Cleveland

Sheila Cleveland

Green Island Investment, LLC,
a Tennessee limited liability company

By: _____
Mark A. Cleveland, Member

By: _____
Sheila Cleveland, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Mark A. Cleveland**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2014.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Sheila Cleveland**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of December, 2014.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Mark A. Cleveland and Sheila Cleveland**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Members of **Green Island Investment, LLC, a Tennessee limited liability company**, the within named bargainor, and they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as such Members.

WITNESS my hand and official seal this 29th day of December, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,315,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: Nov 5, 2016.
File #14-122

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY