BILL GARRETT, Davidson County
Trans:T20150093182 DEEDWARR
Recvd: 11/02/15 13:41 7 pgs
Fees:38.00 Taxes:1850.00
20151102-0111350

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:
Nashville Nursery Farms, LLC
4225 Ashland City Highway
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

Map/Parcel
069 00 0 060.00
069 00 0 061.00
069 00 0 077.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Melinda D. Mills individually holding an undivided one-half (1/2) interest as tenant in common and Melinda D. Mills as Trustee of The Robert Edwin Mills Family Trust holding an undivided one-half (1/2) interest as tenant in common** ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto **Nashville Nursery Farms, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

TRACT 1: Map 069-00-0-060.00 and 061.00:

Land situated in the 1st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Tax Map ID 06900006000 and Tax Map ID 06900006100, Davidson County Tennessee GIS and being more particularly described according to survey prepared by James Allen Crawford, TN RLS #1455, Crawford & Cummings, P.C., dated 10-9-2015, revised 10-23-2015, and 10-29-2015, CCPC Job No. 13-086/(R) 15-008, as follows:

Beginning at an iron rod (old) on the southwesterly right-of-way of Ashland City Highway, Highway 12 (a 70-feet wide road as per Federal Aid Project #S-012-1(4), Sheet 5), the northerly most point of Lot 6, of Garden Meadows of Record in Plat Book 2330, Page 44, R.O.D.C., Tennessee;
Thence, along or near the westerly and southerly property lines of Lot 6 and leaving said right-of-way, South 48°04'17" West, a distance of 290.50 feet;
Thence, South 19°09'46" East, a distance of 140.47 feet to a concrete monument (old), the property corner of Lot 6 and 5 of said Garden Meadows;
Thence, leaving Lot 6 along or near the southeasterly property line of Lots 5 thru 2, South 42°59'57" East, a distance of 466.90 feet to an iron pipe (old);
Thence, leaving Lot 2 and along or near the northerly property line of Lot 1, South 63°44'21" West, a distance of 242.10 feet to the easterly right-of-way of Tennessee Central Railroad Company, 100-feet wide right-of-way width as per Deed Book 273, Page 74, Register's Office for Davidson County, (R.O.D.C.) Tennessee);
Thence, with said right-of-way, northwestwardly along a curve concave to the southwest for an arc distance of 433.56 feet, having a radius of 1922.86 feet and a central angle of 12°55'08" and being subtended by a chord which bears North 43°23'01" West, 432.64 feet;
Thence, continuing with said railroad, North 49°04'16" West, a distance of 389.31 feet to the centerline of White's Creek;
Thence, with the centerline of White's Creek and leaving said railroad and along or near the southeasterly property line of Jackson Street Missionary Baptist Church, of Record by Instrument #20070621-0074132, R.O.D.C., Tennessee, North 45°20'23" East, a distance of 604.47 feet to the southwesterly right-of-way of Ashland City Highway;
Thence, with said right-of-way, southeastwardly along a curve concave to the southwest for an arc distance of 317.64 feet, having a radius of 6366.20 feet and a central angle of 02°51'32" and being subtended by a chord which bears South 46°24'58" East, 317.61 feet to the Point of Beginning. Containing 313,934 Square Feet or 7.21 Acre, more or less.

Tract 2: Map 069-00-0-077.00

Land situated in the 1st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being Tax Map ID 06900007700 Davidson County Tennessee GIS and being more particularly described according to survey prepared by James

Allen Crawford, TN RLS #1455, Crawford & Cummings, P.C., dated 10-9-2015, revised 10-23-2015 and 10-29-2015, Job No. 13-086/(R) 15-008, as follows:

Beginning at a point on the westerly right-of-way of Tennessee Central Railroad Company (100-feet wide right-of-way width as per Deed Book 273, Page 74, Register's Office for Davidson County, (R.O.D.C.) Tennessee) in the centerline of White's Creek:

Thence, leaving the Tennessee Central Railroad Company and with the centerline of White's Creek and along or near the southerly property line of Jackson Street Missionary Baptist Church, of Record by Instrument #20070621-0074132, R.O.D.C., Tennessee, the easterly property line of Samara Farms, LLC, of Record by Instrument #20050929-0117379, R.O.D.C., Tennessee, the easterly property line of Robert D. Poole and Gloria M. Revocable Trust, of Record by Instrument #20140827-0077907 and Instrument #20140827-0077906, R.O.D.C., Tennessee, South 38°21'11" West, a distance of 128.64 feet;
Thence, South 82°50'30" West, a distance of 166.81 feet;
Thence, North 63°25'06" West, a distance of 170.23 feet;
Thence, North 77°00'03" West, a distance of 69.90 feet;
Thence, South 75°00'13" West, a distance of 76.00 feet;
Thence, South 56°40'24" West, a distance of 70.09 feet;
Thence, South 19°18'43" West, a distance of 68.48 feet;
Thence, South 25°40'48" East, a distance of 268.21 feet;
Thence, South 07°55'30" West, a distance of 254.11 feet;
Thence, South 28°43'36" East, a distance of 347.39 feet;
Thence, South 05°56'03" East, a distance of 134.88 feet;
Thence, South 18°42'45" West, a distance of 141.10 feet;
Thence, South 41°24'16" West, a distance of 297.28 feet;
Thence, South 70°54'20" West, a distance of 187.62 feet;
Thence, South 54°09'12" West, a distance of 106.57 feet;
Thence, South 03°45'58" West, a distance of 71.25 feet;
Thence, South 45°50'14" East, a distance of 116.37 feet;
Thence, South 57°48'43" East, a distance of 379.63 feet;
Thence, North 80°11'08" East, a distance of 95.21 feet;
Thence, North 32°11'48" East, a distance of 151.84 feet;
Thence, North 88°57'25" East, a distance of 151.93 feet;
Thence, South 57°07'10" East, a distance of 353.92 feet;
Thence, North 49°58'10" East, a distance of 265.04 feet;
Thence, South 67°44'08" East, a distance of 29.57 feet;
Thence, leaving the centerline of White's Creek and with the northerly property line of Metro Government WW Water and Sewer, of Record by Instrument #20120321-0023899, R.O.D.C.,

Tennessee, North 67°44'00" East, passing an iron rod at 61.16 feet in all 705.83 feet to the westerly right-of-way of Tennessee Central Railroad Company;
Thence, North 22°40'48" West, a distance of 628.88 feet;
Thence, northwestwardly along a curve concave to the west for an arc distance of 873.74 feet, having a radius of 1822.86 feet and a central angle of 27°27'48" and being subtended by a chord which bears North 36°06'41" West, 865.40 feet;
Thence, North 49°04'22" West, a distance of 387.25 feet to the Point of Beginning. Containing 2,181,803 Square feet or 50.09 Acres, more or less.

TRACT 1:
Being the same property of which an undivided one-half (1/2) interest as tenant in common was conveyed to Melinda D. Mills, as Trustee of The Robert Edwin Mills Family Trust by deed dated August 30, 2013, of record in Instrument No. 20130910-0095485, further source of title in Instrument No. 20130910-0095484 and 20051025-0128974, and to Melinda D. Mills, holding an undivided one-half (1/2) interest as tenant in common by deed of record in Instrument No. 20051025-0128974, and further source of title in Instrument No. 20040305-0025722.

TRACT 2:
Being the same property of which an undivided one-half (1/2) interest as tenant in common was conveyed to Melinda D. Mills, as Trustee of the Robert Edwin Mills Family Trust by deed dated August 30, 2013, of record in Instrument No. 20130910-0095487, further source of title in Instrument No. 20130910-0095486, and to Melinda D. Mills holding an undivided one-half (1/2) interest as tenant in common by deed of record in Instrument No. 20061031-0135163, Register's Office of Davidson County, Tennessee.

Subject to Memorandum of Lease to Nashville Nursery and Landscape Supply, Inc., of record in Instrument No. 20121113-0104395; as to Tract 1, a 50' non exclusive Ingress/Egress & Utility Easement set out and described of record in Instrument No. 20130910-0095485, instrument No. 20051025-0128974, and Instrument No. 20040305-0025722; as to Tract 2, a 50' non exclusive Ingress/Egress & Utility Easement set out and described of record in Instrument No. 20130910-0095487,

retained by CJRT, Inc. of record in Instrument No. 20020712-0083916 and conveyed to Mills of record in Instrument No. 20061031-0135163; Waterline Easement of record in Instrument No. 20030520-0068832; Right of way to Tennessee Central Railroad as referenced of record in Book 2706, page 351; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5309, page 566; Memorandum of Lease to Branch Towers, LLC, a Delaware limited liability company, of record in Instrument No. 20150903-0089906, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except for the above.

The undersigned further covenants and binds themselves, their heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the ____ day of October, 2015.

"GRANTORS"

Melinda D. Mills

MELINDA D. ~~MILLS~~

Melinda D. Mills Trustee

MELINDA D. MILLS, AS TRUSTEE
OF THE ROBERT EDWIN MILLS
FAMILY TRUST

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, MELINDA D. MILLS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within affidavit for the purposes therein contained.

WITNESS MY HAND and official seal on this the 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: _____

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared MELINDA D. MILLS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Robert Edwin Mills Family Trust, the within named bargainor, a Trust, and that she as such authorized Trustee, with the authority so to do, executed this affidavit for the purposes therein contained by signing the name of the Trust as such authorized Trustee.

WITNESS MY HAND and official seal on this the 30th day of October, 2015.

NOTARY PUBLIC

My commission expires: _____

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 30th day of October, 2015.

NOTARY PUBLIC
My commission expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016