Davidson County DEEDWARR
Recvd: 02/03/16 11:16 4 pgs
Fees:23.00 Taxes:666.00
20160203-0010516

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27991-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Horticulture Solutions, LLC PO Box 22951 Nashville, Tennessee 37202	New Owner	10516014100

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 considerations, the receipt of which is hereby acknowledged, the undersigned, **THOMAS E. FORD, SR. AND WIFE, SUZANNE S. FORD**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **HORTICULTURE SOLUTIONS, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 35 and 36, on the Map of Corrine Place, of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Thomas E. Ford, Sr. and wife, Suzanne S. Ford, by Warranty Deed dated April 22, 2005 from Steven A. Edwards, Trustee for the Steven A. Edwards Revocable Family Trust, of record in Instrument No. 20050422-0045289, Register's Office for Davidson County, Tennessee.

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, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of February, 2016.

Thomas E. Ford, Sr.

Suzanne S. Ford

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas E. Ford, Sr. and wife, Suzanne S. Ford, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of February, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this
3rd day of February, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map 105-16-0 Parcel 141-00.

2. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey

3. Matters shown on the Plan of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4260, Page 631, Register's Office for Davidson County, Tennessee.

5. Easement to construct, operate and maintain a storm sewer of record in Book 4069, Page 814, Register's Office for Davidson County, Tennessee.

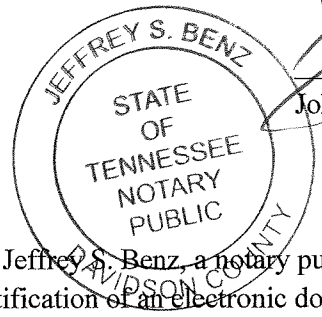
6. An application to combine parcels of record in Instrument No. 20051004-0119528, Register's Office for Davidson County, Tennessee.

7. Agreement for dedication of easement for sanitary sewer of record in Instrument No. 20090729-0070965, Register's Office for Davidson County, Tennessee.

8. Inspection and maintenance agreement for private Stormwater management facilities of record in Instrument No. 20090211-0011781, Register's Office for Davidson County, Tennessee.

9. Agreement for dedication of easement for storm drainage of record in Instrument No. 20090211-0011788, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019