BILL GARRETT, Davidson County
Trans:T20170022567 DEEDQC
Recvd: 03/16/17 13:39 2 pgs
Fees:12.00 Taxes:0.00
20170316-0025877

THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
MSP Investments, LLC 1211 Baptist World Center Drive Nashville, Tennessee 37207-5329	Same	00 71 14 70.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Mid-South Produce Distributors, LLC, a Tennessee Limited Liability Corporation**, by these presents does hereby quitclaim and convey unto **MSP Investments, LLC, a Tennessee Limited Liability Company**, its successors and assigns, in the following described tract of land in Davidson County, Tennessee:

A lot or parcel of ground situated in the 12th, formerly the 17th Civil District of Davidson County, Tennessee on the northeasterly side of the Whites Creek Pike, described as follows:

Beginning at a stake on the northeasterly margin of the Whites Creek Pike at the southwest corner of a lot of 81/100 of an acre conveyed to J.M. Linder, Executor, et al, to J.T. Ray and wife, by deed of record in Book 420, page 390, Register's Office for Davidson County, Tennessee; running thence North 26 ½ east, with the westerly line of said Ray's lot, 311 feet to a point; thence north 86 ½ west 13.2 feet to a point; thence north 46 ½ west 31.1 feet to a stake; then south 30 deg. west, with the fence 307.1 feet on the northeasterly margin of said Pike; thence with the same south 56 deg. east 57.8 feet to the beginning.

BEING the same property conveyed to W.J. Lewis by deed dated 8/11/71 from Anna Mai Templeton and James Templeton, of record in Book 4527, page 950, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mid-South Produce Distributors, LLC by Warranty Deed dated July 8, 2002 by John W. Lewis, unmarried, of record in Instrument No.: 20020710-0082991, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me,

this 14 day of March, 2017. Affiant

My Commission Expires: 12/28/2020

(Affix Seal) Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hand this 14 day of March, 2017, the bargaining parties, having caused our name to be signed hereto on said day and date.

Joseph C. Spears, Member/Co-Owner of Mid-South Produce Distributors, LLC

Justin R. Spears, Member/Co-Owner of Mid-South Produce Distributors, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Russell E. Freeman, a Notary Public of said County and State, personally appeared Joseph C. Spears and Justin R. Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be member/co-owner (authorized to execute the instrument) of Mid-South Produce Distributors, LLC, a Tennessee Limited Liability Corporation, the within named bargainors, and that they as such member/co-owner executed the foregoing instrument for the purposes therein contained, by signing the names of the bargainors by themselves as authorized member/co-owner.

Witness my hand and seal at Office in Goodlettsville, Tennessee, this 14 day of March, 2017.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public My Commission Expires: 12/23/2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.