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

BILL GARRETT, Davidson County
Trans:T20170022567 DEEDQC
Recvd: 03/16/17 13:39 2 pgs
Fees:12.00 Taxes:0.00
20170316-0025878

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
MSP Investments, LLC 1215 Baptist World Center Drive Nashville, Tennessee 37207-5329	Same	00 71 14 109.00

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:

Tract 1: (1215 Whites Creek Pike n/k/a 1215 Baptist World Center Drive)

A tract or parcel of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a loan survey by T.R. Sanford, dated 10-30-56, as follows:

Beginning on the northerly margin of Whites Creek Pike at the southwest corner of the property formerly owned by Charlie Mitchell, said point also being 534 feet west of the intersection of Willie Street and Whites Creek Pike; thence northwardly with a fence line and along the east line of the property formerly belonging to Charlie Mitchell, 190 feet, more or less, to a point; thence leaving said fence line, easterly 150 feet; thence southwardly and along a fence line 190 feet to a point in the Whites Creek Pike, being located 384 feet, more or less westerly, the intersection of Willie Street; thence with the margin of said Pike, westerly 150 feet to the point of beginning.

Being the same property conveyed to Mid-South Produce Distributors, LLC by Warranty Deed dated April 2, 2002 by Shirley Sadler, Executor of the Estate of Warner J. Lewis, of record in Instrument No.: 20020424-0050529, 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: 12/25/2020

(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.