① Box 36

BILL GARRETT, Davidson County
Trans:T20170066011 DEEDWARR
Recvd: 08/01/17 14:08 4 pgs
Fees:23.00 Taxes:3681.50
20170801-0078104

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $995,000.00.

Affiant

Subscribed and sworn to me on July 28, 2017.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Michael T. Schmitt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30754

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Fresh International, Inc. 1204 Baptist World Center Drive Nashville, TN 37207	Same address as new owner	071-14-0-255.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, T.K. Rogers Partnership, a Tennessee partnership (aka T. K. Rogers, a Tennessee General Partnership), hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Fresh International, Inc., hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 8, 9, 10, 51, 52 & 53 on the Plan of J. B. Haynie's Gladstone Addition, of record in Plat Book 161, Page(s) 10 and

11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to T. K. Rogers, a Tennessee General Partnership by Quitclaim Deed from Anthony K. Rogers and Kimberly M. Rogers, a General Partnership, of record in Instrument No. 20071226-0147167, Register's Office for Davidson County, Tennessee, dated December 6, 2007 and recorded on December 26, 2007.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page(s) 10 and 11, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1204 Baptist World Center Drive, Nashville, TN 37207.

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 GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 hand(s) this 28th day of July, 2017.

T.K. Rogers Partnership, a Tennessee partnership

BY: _____
Anthony K. Rogers, Partner

BY: _____
Kimberly M. Rogers, Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Anthony K. Rogers and Kimberly M. Rogers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Partners of T.K. Rogers Partnership, a Tennessee partnership, and are authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand and official seal on July 28, 2017.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020