G#30004-2

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072794 DEEDWARR
Recvd: 08/22/17 13:52 2 pgs
Fees:13.00 Taxes:8695.00
20170822-0086186

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$2,350,000.00.**

Chandler Berry
Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017.

Katherine Goodson
Notary Public

My commission expires: March 10, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Vierra Dairy Farms	**"New Owner"**	**092160E18300CO**
Attn: Maia Cipponeri **P. O. Box 1350**		
Hilmar, CA 95324		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Roman Josi, a single person

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vierra Dairy Farms, a California general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 1708, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee (collectively the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGETHER with Parking Space Numbers 329 and 330 and Storage Space Number 112, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

BEING the same property conveyed to Roman Josi by General Warranty Deed dated December 16, 2013, from Van P. Finger, III, unmarried, of record in Instrument No. 20131223-0129034, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Roman Josi, pursuant to a Limited Power of Attorney executed by him on the 16th day of June, 2017, of record in Instrument No. 20170822-0086185, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan as set out on Exhibit "B" to the Master Deed, of record in Instrument No. 20060222-0020964 and amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, said Register's Office;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Adelicia, a Condominium, of record as aforementioned;

3) Charter of Adelicia Condominium Association, Inc., of record in Instrument No. 20060221-0020199, said Register's Office;

4) All matters shown on the Boundary Plat of The Adelicia, of record in Instrument No. 20080529-0054570, said Register's Office'

5) Boundary Line Agreement of record in Book 9412, Page 677, said Register's Office;

6) Application to combine parcels of record in Instrument No. 20051213-0149361, said Register's Office;

7) Conservation Easement of record in Instrument No. 20071207-0141926, Register's Office for Davidson County, Tennessee; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **900 20th Avenue South #1708, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this **18th** day of **August, 2017.**

Roman Josi by Houston Howell, attorney-in-fact

Roman Josi
By Houston Howell, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Roman Josi,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Roman Josi,** for the purpose therein contained, by signing the name of **Roman Josi,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **August, 2017.**

Katherine Goodson

Notary Public

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019