19-1-067

Karen Johnson Davidson County
Batch# 194772 DEEDWARR
02/13/2019 09:15:07 AM 2 pgs
Fees: $13.00 Taxes: $2,044.25
20190213-0013400

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of February, 2019 by and between Robert D. Poole, hereinafter referred to as GRANTOR, and Nature's Best Organics of Tennessee, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being a parcel of land in the 2nd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the William O. Barry Property as of record in Instrument No. 200204180047972, Register's Office for Davidson County, Tennessee. Bounded on the East by Jennie Brown Lane and the David C. Allen and Lisa K. Creasy property as of record in Deed Book 9616, page 684, Register's Office for Davidson County, Tennessee. Bounded on the south by the northerly margin of a railroad right of way. Bounded on the west by the Civil Constructors, Inc. property as of record in Instrument No. 201301070001942, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin found, said pin being in the northerly margin of a railroad right of way, said pin being also the southwest corner of the David C. Allen and Lisa K. Creasy property as of record in Deed Book 9616, page 684, Register's Office for Davidson County, Tennessee, and being the southeast corner of the tract herein described; thence, with the northerly margin of an existing railroad right of way, North 57 degrees 24 minutes 10 seconds West, 875.03 feet to an existing iron pin found; thence, a common line with the Civil Constructors, Inc. property as of record in Instrument No. 201301070001942, Register's Office for Davidson County, Tennessee, North 18 degrees 50 minutes 36 seconds East, 320.38 feet to an existing iron pin found; thence, a common line with the William O. Barry property as of record in Instrument No. 200204180047972, Register's Office for Davidson County, Tennessee, South 76 degrees 54 minutes 24 seconds East, 601.54 feet to an existing iron pin found; thence, North 62 degrees 43 minutes 06 seconds east, 158.00 feet to an iron pin found and the beginning of a curve to the left; thence, with said curve having a central angle of 20 degrees 05 minutes 23 seconds, a radius of 158.00 feet, a length of 55.40 feet and a chord bearing and distance of North 52 degrees 40 minutes 25 seconds East, 55.12 feet to an existing concrete monument found; thence, with the westerly margin of Jennie Brown Lane, South 16 degrees 11 minutes 12 seconds West, 463.94 feet to an existing iron pin found; thence, South 73 degrees 07 minutes 01 seconds East, 69.85 feet to a 12" bodock tree; thence, a common line with the David C. Allen and Lisa K. Creasy property as of record in Deed Book 9616, page 684, Register's Office for Davidson County, Tennessee, South 14 degrees 52 minutes 42 seconds west, 288.01 feet to the point of beginning.

Containing 372,716 sq feet or 8.55 acres, more or less.

Being the same property conveyed to Robert D. Poole by Warranty Deed from Roger C. Brown and Mildred Deal Brown, dated July 22, 2014, recorded July 25, 2014, of record in Instrument No. 20140725-0066378, Register's Office for Davidson County, Tennessee.

This is [ ]improved [X]unimproved property known as: 4783 Jennie Brown Lane, Nashville, TN 37218

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert D. Poole

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert D. Poole, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 11th day of February, 2019.

Notary Public

My Commission Expires:_____

SUSAN HARVILLE NOTARY PUBLIC TENNESSEE My Comm Exp June 26, 2022 COUNTY OF WILLIAMSON

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Nature's Best Organics of Tennessee, LLC
5800 One Perkins Place Dr, Ste 6A, Baton Rouge, LA 70808

Send Tax Statements to:

New Owner

Map & Parcel: 06900004800

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $552,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 11th day of February, 2019.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE TENNESSEE NOTARY PUBLIC My Comm Exp. June 26, 2022 COUNTY OF WILLIAMSON

RETURN TO:

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