19-1-Dlele

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

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

Karen Johnson Davidson County
Batch# 194776 DEEDWARR
02/13/2019 09:18:51 AM 3 pgs
Fees: $18.00 Taxes: $9,435.00

20190213-0013420

# WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of February, 2019 by and between Nature's Best Organics of Tennessee, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Robert D. Poole and Gloria M. Poole, husband and wife, 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 located in the 15th District of Davidson County, Nashville, Tennessee, being Lot 1 on the Rollins Subdivision of record in Plat Book 6200, page 284, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nature's Best Organics of Tennessee, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kile Properties, a Tennessee General Partnership, dated October 28, 2016, recorded November 10, 2016, of record in Instrument No. 20161110-0118991, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nature's Best Organics of Tennessee, LLC, a Tennessee limited liability company, by Warranty Deed from Kile Properties, a Tennessee General Partnership, dated October 28, 2016, recorded November 10, 2016, of record in Instrument No. 20161110-0118990, Register's Office for Davidson County, Tennessee.
Previously being the same property conveyed to Kile Properties, a Tennessee general partnership by Special Warranty Deed from Super Service, Inc. n/k/a Matlack Properties, Inc., dated December 7, 1999, recorded December 13, 1999, of record in Instrument No. 199912130302177, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1511 Elm Hill Pike, Nashville, TN 37210

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.

**Nature's Best Organics of Tennessee, LLC a Tennessee limited liability company**

By: Trinity Business Group, LLC, its sole member

By: _____
Sidney G. Brian, Manager

LIMITED LIABILITY COMPANY
STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

Before me, Amber L Hairston, a Notary Public of said State and County aforesaid, personally appeared Sidney G. Brian with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Manager of **Trinity Business Group, LLC** which is the sole member of **Nature's Best Organics of Tennessee**, LLC the within named bargainor, a limited liability company, and that he/she as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself (or herself) as Manager .

Witness my hand and seal, at office in MS Title Group, this the 11th day of February, 2019.

_____
Notary Public
My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 125834 AMBER L. HAIRSTON Commission Expires Oct. 22, 2022 LAFAYETTE COUNTY

Name and Address of Property Owner:
Robert D. Poole & Gloria M. Poole
1039 Hillview Dr
Hendersonville, TN 37075

Send Tax Statements to:

Robert D. Poole & Gloria M. Poole
1039 Hillview Dr
Hendersonville, TN 37075

Map & Parcel: 10600015700

**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 $2,550,000.00 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: _____




RETURN TO:

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Franklin, TN 37067
19-1-066