THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 296257 DEEDWARRSP
10/04/2019 02:56:30 PM 5 pgs
Fees: $28.00 Taxes: $6,867.20
20191004-0101976

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
NATURE'S BEST ORGANICS OF TENNESSEE, LLC c/o Trinity Business Group, LLC 5800 One Perkins Place, Ste. 6A Baton Rouge, LA 70808	SAME	08000004900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,856,000.00.

Affiant

4th SUBSCRIBED AND SWORN to before me by Sidney G. Bran this day of October, 2019.

Notary Public
My Commission Expires: upon my death

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CENTENNIAL BOULEVARD ASSOCIATES, a Tennessee general partnership, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to NATURE'S BEST ORGANICS OF TENNESSEE, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," a certain tract or parcel of real property located in Davidson County, Tennessee described on Exhibit "A" attached hereto and incorporated herein by reference ("the Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "A" and Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor covenants that it is seized and possessed of this land and has a right to convey it. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

WITNESS its hand this 4th day of October, 2019.

CENTENNIAL BOULEVARD ASSOCIATES,
a Tennessee General Partnership

By: Thom D Robinson, GEN. PTR
THOMAS D. ROBINSON, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS D. ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a general partner of Centennial Boulevard Associates, a Tennessee general partnership and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by himself as general partner.

WITNESS my hand and seal this 4th day of October, 2019.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

NOTARY PUBLIC
My Commission Expires: 9/7/21

EXHIBIT "A"

Being a tract of land located in the First Civil District of Nashville and Davidson County, Tennessee, at the Southeast Quadrant of the Intersection of Briley Parkway and Centennial Boulevard and being more particularly described as follows:

Beginning at a concrete monument at the northeast corner of herein described property, said monument being the southeast corner of Wayne A. Greer of record in Book 5728, page 416, Register's Office for Davidson County, Tennessee, and being in the westerly line of South Central Bell of record in Book 5115, page 523, Register's Office for Davidson County, Tennessee; thence with said westerly line of South Central Bell, S 45 degrees 47 minutes 01 second west, 807.07 feet to an iron pin; thence, with the property conveyed to Lewis A. Sharp, Jr. and Thomas D. Robinson by deed of record in Book 5217, page 920, said Register's Office, S 45 degrees 47 minutes 59 seconds west, 1,055.44 feet to an iron pin thence, with the property conveyed to William A. Hinton by deed of record in Book 4393, page 318, said Register's Office, S 45 degrees 47 minutes 59 seconds west, 272.30 feet to an iron pin in the northerly line of Nashville Electric Service of record in Book 5620, page 600, said Register's Office, thence, with said N.E.S. line, N 51 degrees 44 minutes 51 seconds west, 114.39 feet to a point in the easterly margin of Briley Parkway; thence, with said easterly margin of Briley Parkway the following calls: N 02 degrees 40 minutes 37 seconds, 4.99 feet to a highway right of way monument with a curve to the right 384.87 feet to a point, said curve having a central angle of 16 degrees 40 minutes 31 seconds, a radius of 1,322.39 feet, a tangent of 193.80 feet, and a chord of N 09 degrees 37 minutes 42 seconds E, 383.51 feet; N 17 degrees 12 minutes 24 seconds E, 146.67 feet to a point; with a curve to the right 187.52 feet to a point, said curve having a central angel of 30 degrees 15 minutes 13 seconds a radius of 355.14 feet, a tangent of 96.00 feet and a chord of N 49 degrees 31 minutes 53 seconds E, 185.35 feet N 66 degrees 04 minutes 37 seconds, E 203.11 feet to a point with a curve to the left 592.64 feet to a point, said curve to the left 592.64 feet to a point, said curve having a central angle of 60 degrees 00 minutes 24 seconds, a radius of 565.87 feet, a tangent of 326.75 feet and a chord of N 34 degrees 39 minutes 51 seconds E, 565.93 feet; N 12 degrees 47 minutes 55 seconds E 70.69 feet to a point with a curve to the right 272.36 feet to a point, said curve having a central angle of 75 degrees 57 minutes 30 seconds, a radius of 205.44 feet, a tangent of 160.39 feet and a chord of N 42 degrees 39 minutes 14 seconds E, 252.85, N 82 degrees 21 minutes 26 seconds E, 383.91 feet to a point, N 63 degrees 51 minutes 54 seconds E, 107.70 feet to a point in the southerly margin of Centennial Boulevard; thence, N 85 degrees 42 minutes 20 sec. E, 169.77 feet to a point; thence, leaving said southerly margin of Centennial Boulevard with the westerly line of the property conveyed to Wayne A. Greer and Jackie D. Cook by deed of record in Book 5728, page 416, said Register's Office; South 12 degrees 31 minutes 40 seconds E, 143.13 feet to the point of beginning, containing 765,067 square feet or 17.56 acres, more or less.

Being the same property conveyed to Centennial Blvd. Associates by deed from L & W Properties, a partnership composed of Roland M. Lowell and Wayne M. Wise, of record in Book 7511, page 170, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

The foregoing property is conveyed subject to the following permitted exceptions:

1. Metro or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien not yet due and payable. Subject to "Roll-Back Taxes" for the statutory period if the land is converted to use other than those stipulated in the provisions of TCA 67-5-1001 thru 67-5-1050.

2. Easement to Nashville Electric Power Board dated June 1, 1945, of record in Book 1298, page 506, Register's Office for Davidson County, Tennessee.

3. T.V.A. easement across subject property of unknown record.

4. Sanitary sewer easement of record in Book 2495, page 72, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4253, page 353, Register's Office for Davidson County, Tennessee.

6. Permanent Easement for Sewer Line to State of Tennessee, of record in Book 5453, page 426, Register's Office for Davidson County, Tennessee.

7. Right of way Easement to Colonial Pipeline Company of record in Book 3705, page 149, Register's Office for Davidson County, Tennessee, as amended by Amendment to Right-of-way Easement of record in Book 4781, page 12, Register's Office for Davidson County, Tennessee.

8. Application for Greenbelt Assessment- Agricultural, of record in Book 9099, page 902, Register's Office for Davidson County, Tennessee.

9. Perpetual Easement dated December 16, 1999 between Shawn Touloeisani and Centennial Boulevard Associates, of record in instrument No. 20100723-0057859, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-14-2019

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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