Karen Johnson Davidson County
Batch# 349194 DEEDWARR
01/27/2020 03:56:30 PM 6 pgs
Fees: $33.00 Taxes: $4,958.00
20200127-0009789

THIS INSTRUMENT WAS PREPARED BY:

KIRTON McCONKIE
Randall M. Raban
50 E. South Temple Street, Suite 400
Salt Lake City, Utah 84111

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,340,000.00.

Affiant

Subscribed and sworn to before me, this 15TH day of JANUARY, 2020.

Notary Public

My Commission Expires: 5-3-21

Address New Owner As Follows	Send Tax Bills To:	Map-Parcel Numbers:
FERN 1, LLC Attn: Scott Jordan 333 E. Main Street, #1052 Lehi, Utah 84043	FERN 1, LLC Attn: Scott Jordan 333 E. Main Street, #1052 Lehi, Utah 84043	071140Q00100CO 071140Q00200CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREMADA INDUSTRIES, INC., a North Dakota corporation ("**Grantor**"), has bargained and sold, and by these presents transfers and conveys, unto FERN 1, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "**Real Property**").

This conveyance is made by Grantor and accepted by Grantee subject only to those matters set forth on Exhibit B, attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property, with the appurtenances, estate, title, and interest thereto, including, without limitation:

(i) all easements, rights of way, benefits, and appurtenances running with the Real Property;

(ii) all improvements located on, and all of Grantor's right, title and interest—if any—lying in any street, road, or avenue in front of or adjoining the Real Property; and

1.15.2020

(iii) any water, oil, gas, sand, gravel, and mineral rights of any kind whatsoever appurtenant to the Real Property;

belonging to Grantee, its successors and assigns, forever; and Grantor covenants with Grantee that it is lawfully seized and possessed of the Real Property in fee simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Exceptions; and Grantor further covenants and bind itself, its successors and representatives, to warrant and forever defend the title to the Real Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Real Property is not homestead property.

[Remainder of page intentionally left blank]

1.15.2020

IN WITNESS WHEREOF, this General Warranty Deed has been executed by Grantor to be effective as of the 15th day of January, 2020.

GRANTOR:

GREMADA INDUSTRIES, INC.,
a North Dakota corporation

By: Steven F. Walker
Name: Steven F. Walker
Title: President/CEO

STATE OF Tennessee)
:ss
COUNTY OF W. Williamson)

I, Yvette Lyn Meldrum, a Notary Public in and for the State of Tennessee DO HEREBY CERTIFY that Steven F. Walker, the President/CEO of GREMADA INDUSTRIES, INC., a North Dakota corporation, appeared before me this day in person and acknowledged that he/she signed and sealed the said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of January, 2020.

Notary Public

My commission expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

EXHIBIT A

(Description of the Real Property)

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for 20 Fern Avenue, a Townhouse Planned Unit Development, of record at Instrument No. 20171222-0130572, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Gremada Industries, Inc. by Warranty deed from Cliff View Properties, LLC of record in Instrument No. 20170829-0088657 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on August 28, 2017. (Value or consideration as shown in aforementioned deed $340000.00.) Being also known as 20 A&B Fern Avenue Nashville, TN 37207.

1.15.2020

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and subsequent years

2. All matters shown on the Plan of record in Plat Book 57, Page 64, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171222-0130572, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Public Right of Way of record in Instrument Number 20180126-0008493, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson** .

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

