Karen Johnson Davidson County
Batch# 449521 DEEDWARR
08/04/2020 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,352.83
20200804-0086123

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Hooper Farms, Inc.	Same	078-00-0-098.00
4451 Old Hickory Blvd.		078-00-0-099.00
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **GRASSROOTS SOD FARM, INC.** ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **HOOPER FARMS, INC.** ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in Roy H. Hooper's south line at the northeast corner of the tract described herein and in the right of way of Old Hickory Boulevard; thence N 80-1/2 deg. W 213 feet to a point; thence 86-1/2 deg W 372 feet to the center line of Cleeces Ferry Road; thence with the same, S 8 deg. E 222 feet and S 9 deg. 35 min. E 511 feet; thence leaving the centerline of said road S 73 deg. W 1,200 feet to a point; thence N 6 deg. E 1,461 feet to a point; thence N 80 deg. W 203 feet to a locust post; thence westwardly with the meanders of a creek 1,320 feet to the low-water mark on the easterly bank of the Cumberland River; thence with said low-water mark, S 2 deg. 40 min. E 2,103 feet to a creek; thence westerly with the meanders of said creek 2,550 feet to a point; thence S 81 deg. E 530 feet to a point; thence with a fence N 89 deg. .55 min E 429.21 feet to an iron pin; thence N 28 deg. 12 min. 42 sec. E 122.7 feet to an iron pin; thence N 5 deg. 19 min. 16 sec. W 220.22 feet to an iron pin; thence N 40 deg. 49 min. 18 sec. E 257.77 feet to an iron pin; thence crossing Cleeces Ferry Road N. 42 deg. 53 min. E 60.9 feet to an iron pin; thence N 56 deg. 40 min. E 325.61 feet to an iron pin; thence S 85 deg. 8 min. 21 sec. E 154.34 feet to an iron pin in the right of way of Old Hickory Boulevard; thence 540 feet northwardly with the said right of way to the point of beginning, containing 65.61 acres, more or less, according to a survey by Terry W. Jenkins dated December 14, 1984.

Being the same property conveyed to Grassroots Sod Farm, Inc. by deed from Richard Head and Charles Head, of record in Book 10488, page 611 dated May 21, 1997, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 8048, page 716, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $635,900.00.

Subscribed and sworn to before me this the 30th day of July, 2020.

Affiant

Notary Public

My Commission Expires: CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

This conveyance is subject to matters shown on the Plan of record in Book 427, Page 164, said Register's Office; Restrictions contained in instrument of record in Book 6984, page 448, said Register' Office; Declaration of Taking of record in Book 2155, page 311, said Register's Office; Easement for Subsurface Soil Disposal System as set forth in deed of record in Book 8048, page 716, said Register's Office; Easement for Septic System as set forth in an instrument of record in Book 9442, page 785, said Register's Office; Easement for the flow of the water of the Cumberland River and an unnamed creek and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the water of the Cumberland River and an unnamed creek, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Cumberland River and an unnamed creek; Title to that portion of the premises embraced within the bounds of any streets, roads, or highways; and any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 31 day of July, 2020.

GRASSROOTS SOD FARM, INC., a Tennessee Corporation

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named John Spahr, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the owner of Grassroots Sod Farm, Inc., the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said Grassroots Sod Farm, Inc.

Witness my hand and seal, at office, this the 30 day of July, 2020.

Jeremy Johnson
NOTARY PUBLIC

My Commission Expires: 9/7/2020

JEREMY J JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 07, 2020
DAVIDSON COUNTY

True Copy Certification

I, Stephany Beghin, do hereby make oath that I am 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, Brandy Gomaz, a notary public for this county and state, Stephany Beghin, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY