THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

33871-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
LoLo Enterprises, LLC ATTN: Daniel T. Nozel 1415 Heil Quaker Blvd LaVergne, TN 37086	New Owner	18300016100

Karen Johnson Davidson County
Batch# 523987 DEEDWARR
12/03/2020 10:49:28 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00



20201203-0140440

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BonAcres, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **LoLo Enterprises, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron rod situated in the westerly margin of Heil Quaker Boulevard, said point being the Southeast corner of Interchange City Industrial Park, Section XXVIII, of record in Plat Book 5210, Page 297, Register's Office for Davidson County, Tennessee.

Thence along said road, along a curve to the left, having a central angle of 11 degrees 51' 28", a radius of 909.95 feet, a tangent of 94.50 feet, length of 188.32 feet, and having a chord which bears S 04 degrees 55' 38" W, a distance of 187.99 feet to an iron rod; thence, leaving said road S 87 degrees 11' 12" W, a distance of 225.00 feet to an iron rod; thence, N 15 degrees 52' 12" W, a distance of 281.10 feet to an iron rod; thence, N 88 degrees 14' 54" E, a distance of 124.34 feet to an iron rod; thence, S 68 degrees 35' 27" E, a distance of 207.80 feet to the POINT OF BEGINNING, and containing 65,613.877 square feet or 1.506 acres, more or less.

Also being Lot 2 on the Plat of Interchange City Industrial Park, a subdivision of Lot 215B, of record in Plat Book 7900, Page 222, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Bon Acres, LLC, a Tennessee limited liability company by Warranty Deed dated December 29, 2014 from Mark A. Cleveland and Sheila Cleveland, as to a 54% interest, and Green Island Investments, LLC, a Tennessee limited liability company, as to a 46% interest, of record in Instrument No. 20150105-0000968, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1 day of December, 2020.

BonAcres, LLC, a Tennessee limited liability company

By: _____
Name: Keith Benson
Its: Owner and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Keith Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to Owner and Sole Member of BonAcres, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Owner and Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Owner and Sole Member for the said company.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of December, 2020.

JEFFREY S. BENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200.000.00.

_____
Affiant

Subscribed and sworn to before me this
1 day of December, 2020.

JEFFREY S. BENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 18300016100. 2020 taxes have been prorated between the parties and paid as part of closing.

3. All Matters as shown on the Plan of record in Plat Book 7900, Page 222, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 5207, Page 847, said Register's Office.

5. Easement Deed and Conveyance of Water-Sewer Facilities, of record in Book 4699, Page 585, said Register's Office.