Karen Johnson Davidson County
Batch# 575547 DEEDWARR
02/23/2021 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210223-0021827

WARRANTY DEED

THIS WARRANTY DEED is made this 1 day of February, 2021 by and between **Purina Mills, LLC**, a Delaware limited liability company, having a mailing address P.O. Box 64101, Saint Paul, Minnesota 55164 ("Grantor") and **Purina Animal Nutrition LLC**, a Delaware limited liability company ("Grantee") having a mailing address P.O. Box 64101, Saint Paul, Minnesota 55164.

Grantor, in consideration of the sum of One and no/100 Dollar ($1.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, conveys and warrants to Grantee, its successors and assigns, the title to the following described real estate, together with all improvements thereof, located in Davidson County, Tennessee, more particularly described in **Exhibit A** attached hereto (the "Real Property"), together with all singular the hereditaments and appurtenances thereunto belonging thereto, is good, indefeasible in fee simple and free and clear of all liens and encumbrances except, real estate states and assessments not yet due and payable, covenants or easements, as shown by the public records of Davidson County, Tennessee.

This conveyance of Real Property is from Purina Mills, LLC, a Delaware limited liability company to Purina Animal Nutrition LLC, a Delaware limited liability company. Purina Mills, LLC is a wholly owned subsidiary of Purina Animal Nutrition LLC.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

PURINA MILLS, LLC

By Megan Zieske

Printed Name: Megan Zieske

Title: Assistant Secretary

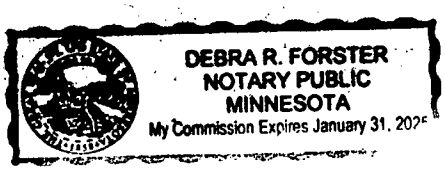
STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On this 1 day of February, 2021, before me a Notary Public within and for said County, personally appeared Megan Zieske, personally known, who being by me duly sworn did say that she is the Assistant Secretary for Purina Mills, LLC, a Delaware limited liability company and that said instrument was signed on behalf of said Purina Mills, LLC and said Megan Zieske acknowledged said instrument to be the free act and deed of said company.

Debra R. Forster

Notary

My Commission Expires: 1/31/2025



Oath of Consideration to Warranty Deed by and between
Purina Mills, LLC, as Grantor to Purina Animal Nutrition LLC, as Grantee

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The actual consideration or value, whichever is greater, for this transfer is ~~*Zero and 00/Dollars ($0.00).~~
* Fifty and 00/Dollars ($50.00)

PURINA ANIMAL NUTRITION LLC

By _____

Printed Name: Ayn Gates

Title: Assistant Secretary

On this 1 day of February, 2021, before me a Notary Public within and for said County, personally appeared Ayn Gates, personally known, who being by me duly sworn did say that she is the Assistant Secretary for Purina Animal Nutrition LLC, a Delaware limited liability company and that said instrument was signed on behalf of said Purina Animal Nutrition LLC and said Ayn Gates acknowledged said instrument to be the free act of said company.

_____
Notary
My Commission Expires: 1/31/2025

This instrument was prepared by:
Charles B. Von Feldt, Esq.
Land O'Lakes, Inc.
P.O. Box 64101, MS2500
St. Paul, MN 55164-0101

DEBRA R. FORSTER
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2025

After recording return to:
First American Title Insurance Company
Attention: Laurie Ingberg
121 South 8th Street, Suite 1250
Minneapolis, MN 55402

NCS-1050252-MPLS (CF KLC1)

Send subsequent tax bills to:
Purina Animal Nutrition LLC
c/o Land O'Lakes, Inc.
P.O. Box 64101, MS4015
Saint Paul, MN 55164-0101

Exhibit A to Quit Claim Deed
Real Property

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being located in the southwest quadrant of Trousdale Drive and Veritas Street and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Trousdale Drive, said monument being in the division line of Lots Nos. 1 and 2 on the plat of East Radnor Industrial Subdivision of record in Book 3600, Page 57, R.O.D.C.; thence leaving westerly margin of Trousdale Drive, with said lot line South 83° 32' West, two hundred sixty-two and forty-four hundredths (262.44) feet to an iron pin fifty (50) feet easterly from centerline southbound main of Seaboard Systems Railroad; thence fifty (50) feet distant from and parallel to said southbound main, with a curve to the left having a central angle of 4° 16' 12" and a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5,729.65) feet, a distance of four hundred twenty-seven (427.00) feet to an iron pin; thence continuing fifty (50) feet from and parallel to said main, North 10° 46' 08" West, eight hundred thirty and seventy-five hundredths (830.75) feet to a concrete monument; thence North 83° 01' 09" East, three hundred ninety-seven and ninety-three hundredths (397.93) feet to an iron pin in the westerly margin of Trousdale Drive; thence with said margin of Trousdale Drive, South 6° 20' East, eighty-four and ninety-eight (84.98) feet to a concrete monument; thence South 6° 20' East, seven hundred twenty-four and forty-two hundredths (724.42) feet to an iron pin; thence with a curve to the right having a central angle of 8° 11' and a radius of one thousand twenty-three and fifty-eight hundredths (1,023.58) feet for a distance of one hundred forty-six and nineteen hundredths (146.19) feet to a concrete monument; thence South 1° 51' West, three hundred six and seventy-three hundredths (306.73) feet to the Point of Beginning.

Being the same property conveyed to Purina Mills, Inc., a Delaware corporation, by Deed from Ralston Purina Company, a Missouri corporation, of record in Book 7236, Page 958, Register's Office for Davidson County, Tennessee. By Certificate of Conversion of record as Instrument No. 20011107-0122338 in said Register's Office, Purina Mills, Inc. became a Delaware limited liability company known as Purina Mills, LLC.

Map Parcel Numbers 133-37.

True Copy Certification

I, Chanthou Faust, 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 Minnesota

County of Hennepin

Personally appeared before me, Kathy Estenson, a notary public for this county and state, Chanthou Faust 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: _____

Notary' Seal (if on paper)

KATHERINE LYNN ESTENSON
Notary Public
State of Minnesota
My Commission Expires
January 31, 2022