WARRANTY DEED

Karen Johnson Davidson County
Batch# 627067 **DEEDWARR**
04/30/2021 03:10:26 PM 2 pgs
Fees: $13.00 Taxes: $4,819.25

20210430-0058456

R-HBG-21-8617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/9/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STONEMEADE STREAM FARM LLC	**Same as New Owner**	
(NAME)	(NAME)	**169-00-0-049.00**
PO Box 184		
(ADDRESS)	(ADDRESS)	
Stillwater, MN 55082		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRET CHARLES SUTTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STONEMEADE STREAM FARM LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in Nashville, Davidson County, Tennessee being South of State Highway 100 (60' R.O.W.), East of Hester Beasley Road (50' R.O.W.), and West of Natchez Trace Parkway (R.O.W. Varies) and being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of State Highway 100 said iron pin being the northerly most common corner between said tract and Robert B. Greer, etux Tract as evidenced in Book 4577, page 914 R.O.D.C., TN., said iron pin being 682.55 miniutes more or less along said Southerly margin of State Highway 100 from the Easterly margin of said Hester Beasley Road. thence

1) with the margin of State Highway 100, North 68 degrees 29 miniutes 4 seconds East a distance of 259.38 miniutes to an iron pin, thence

2) Continuing, North 84 degrees 04 miniutes 2 seconds East a distance of 785.60 miniutes to an iron pin, the northerly common corner of said tract and the Cecil D. Branstetter, etux Tract as evidenced in Book 3375, page 535. R.O.D.C.T., TN., thence

3) Leaving said margin and with the Westerly line of said Branstetter Tract, South 03 degrees 51 miniutes 37 seconds West a distance of 1171.28 miniutes to an iron pin in the Northerly line of the H.T. Claxton, etux Tract as evidenced in Book 5788, page 981 R.O.D.C., TN., thence

4) with said Northerly line of Claxton, North 71 degrees 11 miniutes 11 Seconds West a distance of 1052.53 miniutes to a 48 Seconds diameter Oak Tree in the Easterly line of said Greer Tract, thence

5) with said line of Greer, North 04 degrees 35miniutes 23 seconds East a distance of 655.09 miniutes to the Point of Beginning and containing 21.86 acres more or less.

Said legal description was taken from the survey of said land prepared by Joseph E. Ahler, RLS No. 1434, dated 11/21/88, Project No. 88053.

LESS AND EXCEPT those portions of the above-described property sold off in Warranty Deed Book 3066, page 119, Book 3314, page 5, Book 3375, page 535 and Deed Book 7086, page 354 and as taken by Final Consent Judgment in Book 5045, page 885, all of record in Davidson County, Tennessee.

Being the same property conveyed to Bret Sutton and Janelle Flom, as tenants by the entirety by Warranty Deed from Shandry S. Cartwright, Conservator for Michael S. Cartwright, Ward of record in Instrument No. 20140805-0070094 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 05, 2014.

Being the same property conveyed to Bret Charles Sutton by QuitClaim deed from Janelle Elise Sutton (f/k/a Janelle Flom) of record in Instrument No. 20190424-0037750 Register's Office for Davidson County, Tennessee, dated April 03, 2019 and recorded on April 24, 2019.

The said Bret Charles Sutton is one and the same as Bret Sutton.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Final Consent Judgment of record in Book 5045, Page 885, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 200002070012494, in the Register's Office for Davidson County, Tennessee.
- Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by Joseph E. Ahler, RLS No. 1434, dated 11/21/88, Project No. 88053.
- Greenbelt Assessments of Agricultural Land of record in Instrument Number 20200225-0020714, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8617 Highway 100, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2021.

Bret Charles Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRET CHARLES SUTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212