This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 667221 DEEDWARRSP
06/29/2021 10:44:52 AM 2 pgs
Fees: $13.00 Taxes: $12,950.00
20210629-0087934

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Flavor Catering, LLC.	New Owner	MAP
7001 Westbelt Drive	1014 Hornsby Drive	PARCEL 07900006300
Nashville, TN 37209	Franklin, TN 37064	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Chemical Properties, LLC.**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Flavor Catering, LLC.** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Westbelt Industrial Park, of record in Plat Book 6250, Page 796, said Register's Office and as described as follows:
>
> Beginning at an iron pin on the westerly margin of Westbelt Drive, the said point being a common corner with Lot No. 2 of Westbelt Industrial Park; thence along said margin of Westbelt Drive, S 10 deg. 56' East 154.99 feet to a monument; thence around a curve to the right, the said curve having a radius of 30.00 feet a distance of 48.70 feet to a monument in the northerly margin of Cockrill Bend Industrial Road; thence along said margin, being a curve to the left having a radius of 5055.00 feet a distance of 286.67 feet to a monument; thence leaving said margin N 10 deg. 56' West 178.00 feet to an iron pin; thence in an easterly direction 318.12 feet to the point of beginning.
>
> Being the same property conveyed to Chemical Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Eugene G. Mulloy, Sr. and wife, Evelyn H. Mulloy, of record in Instrument Number 20020305-0027427, Register's Office for Davidson County, Tennessee.

This is ()UNIMPROVED

(X)IMPROVED property known as 7001 Westbelt Drive, Nashville, TN 37209.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 25 day of June, 2021.

Chemical Properties, LLC.

By: _____
Eugene G. Mulloy, Jr., Member

By: _____
James A. Mulloy, Member

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Eugene G. Mulloy, Jr., and James A Mulloy with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they as the Members of **Chemical Properties, LLC.**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 2021

_____
Notary Public

My Commission Expires: 8.2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$3,500,000.00**.

_____
Affiant

Subscribed and sworn to before me this 25th day of June, 2021.

_____
Notary Public

My Commission Expires: 8.2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON