Karen Johnson Davidson County
Batch# 704654 DEEDWARR
08/25/2021 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20210825-0114940

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34599-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Fresh Co. Foods, LLC ATTN: Joel Simpler 1333 Vashti Street Nashville, TN 37207	New Owner	07114039800

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, Paul A. Fey (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Fresh Co. Foods, 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:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The First Revision, Resubdivision of Lots One and Three, River Shore Industrial Park, of record in Plat Book 8250, Page 460, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Paul A. Fey, a married man by Deed dated May 4, 1995 from W. L. Davis a/k/a William L. Davis, of record in Book 9666 Page 272, Register's Office for Davidson County, Tennessee together with all of the same property conveyed to Paul A. Fey by Deed dated September 14, 1995 from W. L. Davis, married, of record in Book 9798 Page 584, said Register's Office.
>
> THIS is improved property known as 1333 Vashti Street, Nashville, TN 37207.

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 he 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 himself, his heirs 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 20th day of August, 2021 to be effective as of the 24 day of August 2021.

Paul A. Fey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul A. Fey, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of August, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

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
20th day of August, 2021.

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/24

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 07114039800. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 8250, Page 460, Register's Office for Davidson County, Tennessee, including without limitation that the property lies in a flood hazard zone, and that minimum building setback lines are to be determined according to Metropolitan Zoning and Planning Ordinances.

4. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4006, Page 612; Book 4008, Page 220; and in Book 4017, Page 404, Register's Office for Davidson County, Tennessee.

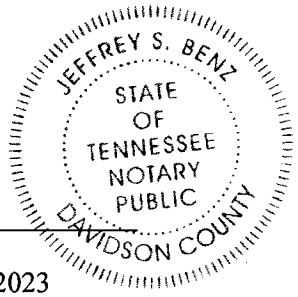
5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 24, 2021.

Andrew T. Wood, Esq.
Date: August 24, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of August, 2021.



Notary Public
My commission expires: July 3, 2023