Karen Johnson Davidson County
Batch# 721062 DEEDWARR
09/21/2021 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $8,880.00
20210921-0126939

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214763 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,400,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 16TH day of September, 2021. Notary Public My Commission Expires: 5/18/24

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16TH day of September, 2021, among:

MARK A. GREGORY AKA MARK ALLEN GREGORY AND VALERIE R. GREGORY AKA VALERIE RENAE GREGORY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

VIBRANT GREEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1, 2 and 3 on the Plan of Kiber Property of record in Plat Book 5190, Page 340, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

and

Land in Davidson County, Tennessee, being Tract 6 as reflected on the boundary survey by Ray Cole, Surveyor, dated January 11, 2002, being Map 24 part of parcel 37 and 142 and described as follows: Tract 6: Beginning at an iron pin set, the most northeast corner of R.V. Follis (book. 4825, page 387), thence N 3°31'47" W, a distance of 1044.16 feet to an iron pin set in the southeasterly margin, 25 feet from the center line of Brick Church Pike; thence, N 53°52'14" E, a distance of 335.00 feet to an iron pin set. in the margin of said pike; thence, leaving said pike, S 2°36'01" E, a distance of 2114.46 feet to an iron pin set in the line of James V. Townes and Nina. Brown; thence, N 82°14'13" W, distance of 467.60 feet to an iron pin set, a corner to said Townes and Brown: thence, N 5°59'23" E, a distance of 582.22 feet to an iron pin set, a corner to Dwain C. Davenport Jr. (book 4846, page 46), and in the line of said Follis; thence, S 80°06'23" E, a distance of 60.97 feet to an iron pipe found, a corner to Foil's; thence, N 9°29'41" E, a distance of 244.20 feet to the point of beginning, containing 14.51 Acres, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924. dated January 11, 2002.

and

Land in Davidson County, Tennessee, being Tract 7 as reflected on the boundary survey by Ray Cole,

Land in Davidson County, Tennessee, being Tract 7 as reflected on the boundary survey by Ray Cole, Surveyor, dated January 11, 2002, being Map 24 part of parcel 37 and 142 and described as follows: Tract 7: Beginning at an iron pin set, the most northeast corner of R.V. Follis (deed book 4825, page 387), and being the most southeast corner of this tract; thence, N 82°59'29" W, a distance of 192.00 feet to an iron pin set in the line of said Follis; thence, N 18°19'55" W, a distance of 835.66 feet to an iron pin set in the southeasterly margin, 25 feet front the center line of Brick Church Pike; thence, with the margin of said pike for the next five calls as follows: N 64°09'52" E, a distance of 112.93 feet to a point; thence, N 63°01'19" E, a distance of 91.21 feet to a point; thence. N 6°46°55" E, a distance of 73.40 feet to a point; thence, N 35°57'14" E, a distance of 103.56 feet to a point; thence, N 53°52'14" E, a distance of 69.72 feet to an iron pin set in the margin of said pike; thence, leaving said pike, S 3°31'47" E, a distance of 1044.16 feet to the point of beginning, containing 6.40 Acres, according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 11, 2002.

Being the same property conveyed to Mark A. Gregory and Valerie R. Gregory by Warranty deed from Ina Kiber Chambers as to a two thirds interest and Leslie Donald Kiber as to a one third interest of record in Instrument No. 20021107-0137684 Register's Office for Davidson County, Tennessee, dated November 4, 2002 and recorded on November 7, 2002. The said deed contains an error in the citation for recordation of the Will of Lucy Belle Kiber. This Will is of record in the Will Book 1965, page 80, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Mark A. Gregory and Valerie R. Gregory by Quit Claim deed from Mark A. and Valerie R. Gregory of record in Instrument No. 20050719-0083722 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 19, 2005.

For information purposes only: Being commonly known as 4741, 4729, 4733, 0 and 4725 Brick Church Pike, Goodlettsville, Tennessee 37072.

Tract 2:
Land in Davidson County, Tennessee, as follows:

Beginning at an iron pin (new), in the easterly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Dwain C. Davenport, Jr., having a deed reference min Deed Book 7302, Page 257, RODCT, the northwest of this tract of land and continuing, as follows: N 83°04'11" E, 691.23 feet to an iron pin (old), the southeast corner of said tract of land which belongs to Dwain C. Davenport, Jr., in the westerly boundary of a tract of land which belongs to Mark A. Gregory, having a deed reference in Instrument No. 20050719-0083722, RODCT; thence, S 01°56'38" W, 326.35 feet to an iron pin (old), the southwest corner of said tract of land which belongs to Mark A. Gregory; thence with a new line, S 75°46'54" W, 557.95 feet to an iron pin (new), in the easterly margin of Brick Church Pike; thence with the easterly margin of Brick Church Pike, as follows: with a curve to the right, having a radius of 2071.50 feet, an arc distance of 37.46 feet, and a chord bearing and distance of N 19°56'13" W, 37.45 feet; thence, N 19°25'09" W, 365.37 feet, to the point of beginning, containing 5.13 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated August 16, 2017.

Being the same property conveyed to Mark Allen Gregory and wife, Valerie Renea Gregory by Warranty deed from J. Gary Townes and Vicki Lynn Townes, by her specific Power of Attorney in fact, J. Gray Townes, in Equal Shares as Devisees under the Last Will and Testament of Nina Brown Townes of record in Instrument No. 20171208-0125314 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 8, 2017.

For information purposes only: Being commonly known as 4671 Brick Church Pike, Goodlettsville, Tennessee 37072.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mark A. Gregory

Valerie R. Gregory

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Mark A. Gregory and Valerie R. Gregory**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Vibrant Green, LLC
Address: PO Box 160069
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Vibrant Green, LLC
Address: PO Box 160069
City, State, Zip: Nashville, TN 37216

Tax ID's: 024-00-0-363.00

024-00-0-137.00

024-00-0-138.00

024-00-0-139.00

024-00-0-246.00

024-00-0-372.00

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on September 16, 2021.

Affiant Signature

9.16.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 16 day of September, 2021.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY