Karen Johnson Davidson County
Batch# 835716 DEEDWARR
04/06/2022 01:59:30 PM 5 pgs
Fees: $28.00 Taxes: $6,747.32
20220406-0040007

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,823,600.00

Affiant

Subscribed and sworn to before me this 30th day of March, 2022.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Purity, LLC 2435 Hidden River Ln. Franklin, TN 37069	Same	188-193.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Melissa Bonds Tilley and Charles Clifton Bonds, III** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Purity, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property being in 6th Civil District of Davidson County, Tennessee

Beginning at a found 1/2" iron rebar. Said POINT OF BEGINNING having Tennessee State Plane coordinate with Northing of 603339.05' and Easting of 1783412.30'. Said found rebar being in the southern right of way (ROW) of Burkitt Road.

Thence, leaving said Burkitt Road ROW and along the western ROW of Battle Road the following four calls, South 47° 45' 52" East a distance of 16.22 feet to a wood fence post.

Thence, South 31°21'30" East a distance of 44.59 feet to a found iron rebar.

Thence, South 02° 39' 47" East a distance of 150.31 feet to a found iron rebar.

Thence, South 10° 47' 05" West a distance of 706.38 feet to a found iron rebar. Said found iron rebar being the northeast corner of the Andrea L. and Jack L. Entin property as recorded in DB 20201222 0152208 RODCT and PL 20040406 0038739 RODCT.

Thence, leaving said Battle Road ROW and along said Entin property, North 80° 32' 23" West a distance of 388.88 feet to a found iron rebar. Said found rebar being the northwest corner of said Entin property.

Thence, continuing along said Entin property, South 08° 49' 10" West a distance of 225.13 feet to a found iron rebar. Said found rebar being the southwest corner of said Entin Property and the northwest corner of the James L. and Karen S. Hodge property as recorded in DB 9708 PG 289 RODCT.

Thence, leaving said Entin property and along said Hodge property, South 08° 21' 10" West a distance of 223.93 feet to a found iron rebar. Said found rebar being the southwest corner of said Hodge property.

Thence, leaving said Hodge property, North 83°28'39" West a distance of 1,273.94 feet to a found iron rebar. Said found iron rebar being the southeast corner of the Gerald M. Bonds property as recorded in Sale Instrument # QC-20190624-0060814 RODCT.

Thence, along said Gerald M. Bonds property, North 06° 22' 25" East a distance of 1320.30 feet to a found iron rebar. Said found rebar being the northeast corner of said Gerald M. Bonds property, being in said Burkitt Road ROW, and being the northwest corner of herein described parcel.

Thence, leaving said Gerald M. Bonds property and along said Burkitt Road the following five calls, South 83° 01' 20" East a distance of 46.93 feet to a found iron rebar.

Thence, South 78° 45' 39" East a distance of 340.09 feet to a found iron rebar.

Thence, South 83° 18' 22" East a distance of 402.15 feet to a found iron rebar.

Thence, North 88° 58' 09" East a distance of 155.95 feet to a found iron rebar.

Thence, South 84° 39' 48" East a distance of 727.41 feet to said POINT OF BEGINNING.

Said portion of parcel containing 2,049,022.1 SQ FT or 47.04 Acres, more or less.

According to boundary survey by TTL, Inc. by Joshua A. Meeks (TN RLS#2790) of /TTL, Inc. dated 3/24/2021

Being the same property conveyed to Charles C. Bonds, Jr. by Quitclaim Deed from Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds, James F. Bonds, and Gerald M. Bonds of record in Instrument No. 20190624-0060813, Register's Office for Davidson County, Tennessee, and dated June 24, 2019. Charles C. Bonds Jr. died testate on November 29, 2020, his Will being duly probated in Rutherford County Probate Court file 75PR1-2020-PR-666 devising property to Charles Bonds III and Melissa Bonds Tilley.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. Subject to Green Belt Assessment. Greenbelt Application will need to be renewed by purchaser or else property will be subject to "rollback" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010. Grantee assumes the responsibility for payment of all rollback taxes.

This property is unimproved property known as Burkitt Road, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee its successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 30th day of March, 2022.

Melissa Bonds Tilley

Melissa Bonds Tilley

Charles Clifton Bonds III

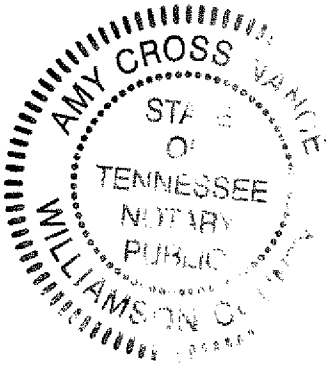
Charles Clifton Bonds, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2022, before me personally appeared Melissa Bonds Tilley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires: 2/12/2023

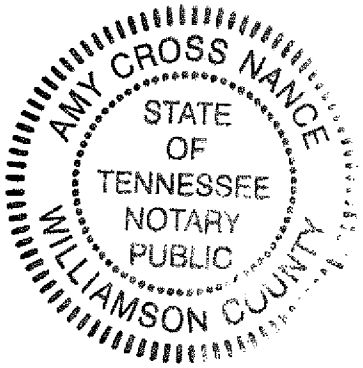


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2022, before me personally appeared Charles Clifton Bonds, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires: 2/12/2023



I, Shelli Engel, do hereby make oath that I am a licensed attorney and/or 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 this 30th day of March, 2022

Shelli Engel

Dated 3/31/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Shelli Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 31st day of March, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY