Karen Johnson Davidson County
Batch# 835778 DEEDWARR
04/06/2022 03:00:30 PM 9 pgs
Fees: $48.00 Taxes: $6,897.73
20220406-0040085

Prepared by:
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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 $1,864,250.00

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 37064	Same	187-022.00

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, Cathy D. Rigsbee, Executrix of Estate of Claude Herman Bonds, Linda P. Bonds, Heir of Claude Herman Bonds, James F. Bonds, Gerald M. Bonds, 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:

Commencing at a set 1/2" iron pin capped "TTL." Said POINT OF BEGINNING being having Tennessee State Plane Coordinates (NAD 83) of Northing 602065.91 and Easting of 1782871.68. Said point being the southwest corner of said Hodge property.

Thence, along said Hodge property, South 79° 00' 14" East a distance of 71.49 feet to a point.

Thence, continuing along said Hodge property, South 82° 28' 30" East a distance of 320.01 feet to a found iron rebar. Said found rebar being the southeast corner of said Hodge property and being in said Battle Road ROW.

Thence, leaving said Hodge property and along said Battle Road ROW, South

09° 26' 34" West a distance of 211.60 feet to a found iron rebar. Said found rebar being the northeast corner of the James D. and Diana L. Millraney property as recorded in DB 9078 PG 380 RODCT.

Thence, along said Millraney property the following three calls, North 84° 28' 45" West a distance of 1244.68 feet to a found iron rebar.

Thence, South 09° 40' 55" West a distance of 171.96 feet to a found iron rebar.

Thence, South 84° 27' 46" East a distance of 181.24 feet to a point in gully. Said point being the northwest corner of the Martina H. Hailey property as recorded in DB 7608 PG 583 RODCT.

Thence, leaving said Millraney property and along said Hailey property, South 09° 33' 47" West a distance of 200.12 feet to a found iron rebar. Said found rebar being the southwest corner of said Hailey property and being the northwest corner of the Pattie and Richard Argo property as recorded in DB 7275 PG 252 RODCT.

Thence, leaving said Hailey property and along said Argo property, South 09° 01' 30" West a distance of 200.05 feet to a found iron rebar. Said found rebar being the southwest corner of said Argo property and being the northwest corner of the Robert E. Kribbs, Jr. Et Ux property as recorded in DB 8107 PG 927 RODCT and PL 8250 PG 718 RODCT.

Thence, leaving said Argo property and along said Kribbs property, South 08° 54' 32" West a distance of 200.03 feet to a found iron rebar. Said found rebar being the southwest corner of said Kribbs property and being the northwest corner of the Mark Moehlmann property as recorded in DB 7816 PG 18 RODCT.

Thence, leaving said Kribbs property and along said Moehlmann property, South 08° 54' 10" West a distance of 199.71 feet to a disturbed rebar. Said disturbed rebar being the southwest corner of said Moehlmann property.

Thence, continuing along said Moehlmann property, South 84° 24' 05" East a distance of 217.09 feet to a found iron rebar. Said found rebar being in the southern line of said Moehlmann property and being the northwest corner of the Cassandra Jenkins property as recorded in DB 6645 PG 325 RODCT.

Thence, leaving said Moehlmann property and along said Jenkins property, South 05° 45' 28" West a distance of 146.40 feet to a found iron rebar. Said found rebar being the southwest corner of said Jenkins property, being the northwest corner of the Joseph E. Sirci Stinson tract 1 property as recorded in DB 8746 PG 495 RODCT, and being the northeast corner of the Joseph E. and

Sirci Stinson tract 3 property as recorded in DB 8746 PG 495 RODCT.

Thence, leaving said Jenkins property and along said Joseph E. and Sirci Stinson tract 3 property the following three calls, North 83° 28' 01" West a distance of 296.12 feet to a found iron rebar.

Thence, South 02° 18' 52" East a distance of 568.64 feet to a found iron rebar.

Thence, South 89° 08' 22" East a distance of 299.16 feet to a found iron rebar. Said found rebar being the southeast corner of said Joseph E. and Sirci Stinson tract 3 property and being in the western line of the Roger F. and Deborah J. Wiseman property as recorded in DB 5858 PG 227 RODCT.

Thence, leaving said Joseph E. and Sirci Stinson tract 3 property and along said Wiseman property, South 05° 41' 14" East a distance of 234.84 feet to a found iron rebar. Said found rebar being in the western line of said Wiseman property and being the northeast corner of the Michael D. Martin Et Ux property as recorded in DB 7300 PG 727 RODCT.

Thence, leaving said Wiseman property and along said Martin property, South 87° 44' 31" West a distance of 164.63 feet to a found iron rebar. Said found rebar being the northwest corner of said Martin property and being the northeast corner of the Sheila Dawling tract 5 property as recorded in DB 5805 PG 984 RODCT.

Thence, leaving said Martin property and along said Sheila Dawling tract 5 property, South 89° 25' 04" West a distance of 193.87 feet to a found iron rebar. Said found rebar being the northwest corner of said Sheila Dawling tract 5 property.

Thence, continuing along said Sheila Dawling tract 5 property, South 01° 20' 40" East a distance of 79.10 feet to a found iron rebar. Said found rebar being in the western line of said Sheila Dawling tract 5 property and being the northwest corner of the Sheila Dawling tract 4 property as recorded in DB 5805 PG 984 RODCT.

Thence, leaving said Sheila Dawling tract 5 property and along said Sheila Dawling tract 4 property, South 89° 25' 08" West a distance of 220.61 feet to a found iron rebar. Said found rebar being the northwest corner of said Sheila Dawling tract 4 property and being the northeast corner of the Michael and Anna S. Mast property as recorded in DB 5183 PG 343 RODCT.

Thence, leaving said Sheila Dawling tract 4 property and along said Mast property, South 89° 23' 20" West a distance of 239.15 feet to a found iron rebar. Said found rebar being the northwest corner of said Mast property and being the

northeast corner of the David L. Hazzard Et Ux property as recorded in DB 5201 PG 47 RODCT.

Thence, leaving said Mast property and along said Hazzard property, South 89° 25' 17" West a distance of 323.14 feet to a found iron rebar. Said found rebar being the northwest corner of said Hazzard property, being in the eastern line of the Paul H. Tune property as recorded in DB-20140804 0069687 RODCT,and being the southwest corner of herein described parcel.

Thence, leaving said Hazzard property and along said Tune property the following six calls, North 06° 49' 54" East a distance of 563.58 feet to a wood fence post.

Thence, North 06° 09' 00" East a distance of 392.68 feet to a wood fence post.

Thence, North 06° 05' 03" East a distance of 181.68 feet to a wood fence post.

Thence, North 06° 46' 23" East a distance of 472.97 feet to a wood fence post.

Thence, North 06° 09" 20" East a distance of 254.83 feet to a wood fence post.

Thence, North 05° 51' 05" East a distance of 475.41 feet to a found iron rebar. Said found rebar being in the southern line of said Gerald M. Bonds property and being the northwest corner of herein described parcel.

Thence, leaving said Tune property and along said Gerald M. Bonds property, South 83° 28' 05" East a distance of 223.90 feet to a found iron rebar. Said found rebar being the southeast corner of said Gerald M. Bonds property.

Thence, leaving said Gerald M. Bonds property, South 83°28'39" East a distance of 1,273.94 feet to said POINT OF BEGINNING.

Said parcel containing 2,090,260.9 SQ FT or 47.98 Acres, more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a boundary survey by TTL Inc., by Joshua A. Meeks (TN RLS #2790) of TTL Inc., dated 3/24/2021.

Being part of the same property conveyed to each Charles C. Bonds, Jr., Gerald M. Bonds, James F. Bonds, and Claude Bonds a ¼ undivided interest by Quitclaim Deed from Rachel Y. Bonds of record in Instrument No. 20070427-0050427, Register's Office for Davidson County, Tennessee, and dated April 27, 2007. Charles C. Bonds Jr. died testate on November 29, 2020, his will being duly probated in Rutherford County, Tennessee File#75PR1-2020-PR-

666 leaving Charles Clifton bonds III and Melissa Bonds Tilley as his beneficiaries. Claude Herman Bonds died testate on December 21, 2021, his will being duly probated in Wilson County, Tennessee File #2021PR613 leaving Linda P. Bonds as his beneficiary.

This conveyance is made subject to the following:

1. Subject to Green Belt Assessment. Greenbelt Application wlll 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.

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

This property is un improved property known as Battle Road, Nolensville, TN 37135

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 successor 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

Estate of Claude Herman Bonds

By: Cathy D. Rigsbee Executrix

Cathy D. Rigsbee, Executrix

Linda P. Bonds by Cathy D. Rigsbee Attorney in Fact

Linda P. Bonds, by Cathy D. Rigsbee Attorney in Fact

James F. Bonds

James F. Bonds

Gerald M. Bonds

Gerald M. Bonds

Charles Clifton Bonds, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Cathy D. Rigsbee, Executrix of Estate of Claude Herman Bonds with whom I am personally acquainted, and who acknowledged herself to be the Executrix of Estate of Claude Herman Bonds the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Claude Herman Bonds.

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

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2022, before me personally appeared Cathy D. Rigsbee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda P. Bonds acknowledged that such person executed the same as the free act and deed of Linda P. Bonds.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2022, before me personally appeared James F Bond, 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: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2022, before me personally appeared, Gerald M Bonds 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: 2/12/23

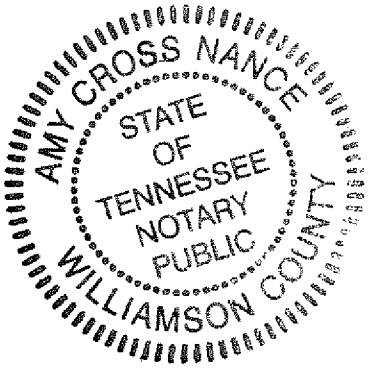
AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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: 2/12/23



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 ACW 31st day of March, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY