Karen Johnson Davidson County
Batch# 837645 DEEDWARR
04/11/2022 11:34:30 AM 5 pgs
Fees: $28.00 Taxes: $5,957.74
20220411-0041709

Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,610,200.00

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
Battle Farms, LLC 2435 Hidden River Lane Franklin, TN 37069	Same	187-014.00

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 **Cathy D. Rigsbee, Executrix of Estate of Claude Herman Bonds and Linda P. Bonds, heir** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Battle Farms, 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:

A certain parcel of land in the 6th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 04-01-19.

BEGINNING at an iron pin set on the south right of way of Burkitt road said pin lying 25' south of centerline and also being the northeast corner of the Jesse Bolden property as recorded in Instrument #20161019-0110404, Thence, with said right of way along the arc of a curve concave to the north, having a radius of 830.47', a central angle of 12°58'54", and a chord of 187.76' bearing South 84°33'03" East Thence, South 88°06'47" East, a distance of 131.74' to an iron

pin found. Thence, leaving said right of way and with the lines of a Cemetery the following (3) calls: South 00°40'56" East, a distance of 63.66' to a wood corner post. Thence, North 89°12'04" East, a distance of 79.24' to an iron pin found. Thence, North 02°38'43" East, a distance of 63.03' to an iron pin found on the south right of way of Burkitt road. Thence, with said right of way South 89°29'18" East, a distance of 41 0.59' to an iron pin set. Thence, leaving said right of way and severing the Bonds Heir property as recorded in deed book 1448, page 141, South 00°19'58" East, a distance of 1240.51' to an iron pin found. Thence, with the line of Kenneth Legg as recorded in Instrument # 20180814-0079991, South 06°08'56" West, a distance of 750.34' to an iron pin found at the corner of Quinn White as recorded in Instrument #20141030-0100022. Thence, North 84°13'33" West, a distance of 71.64' to an iron pin found. Thence, with the line of Lucian Battle as recorded in deed book 2279, page 319 and then Allen Green Jr. as recorded in deed book 8673, page 765, North 83°55'08" West, a distance of 760.20' to an iron pin found. Thence, with the east line of the Diyar Mayi property as recorded in Instrument #20180412-0034479 the following (3) calls: North 03°44'20" West, a distance of 968.17' to an iron pin found. Thence, North 04°21'42" West, a distance of 124.93' to an iron pin found. Thence, North 03°38'23" West, a distance of 542.15' to an iron pin found. Thence, with the lines of Jesse Bolden as recorded in instrument #20161019-0110404, North 84°07'56" East, a distance of 140.70' to an iron pin found. Thence, North 11°16'02" East, a distance of 283.54' to the point of beginning; said described tract containing 41.43 Acres, more or less according to a survey performed by Kevin David Crowe, RLS #1979 on 04-01-2019.

Being part of the same property conveyed to Claude H. Bonds by Quitclaim Deed from Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds, and Gerald M. Bonds of record in Instrument No. 20190624-0060816, Register's Office for Davidson County, Tennessee, and dated June 24, 2019. Claude Herman Bonds died testate on December 21, 2021; his Will being duly probated in Wilson County Probate Court File No. 2021PR613 leaving his wife, Linda P. Bonds as his heir.

This conveyance is made subject to the following:

1. 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.

2. The amount and/or quantity of acreage is not insured

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

This property is improved property known as 0 Burkitt Rd, 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.

Estate of Claude Herman Bonds

By Cathy D. Rigsbee, Executrix
Cathy D. Rigsbee, Executrix

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

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, 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

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/12/23

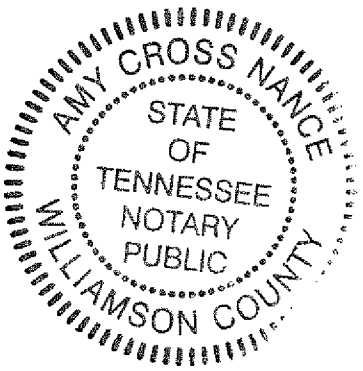
202204110041709

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



I, Sheri 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

Sheri Engel

Dated 4/4/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri 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 4th day of April, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY