Prepared By;
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741729** Karen Johnson Davidson County Batch# 890855 DEEDWARR 07/19/2022 11:11:06 AM 2 pgs Fees: $13.00 Taxes: $1,091.50 20220719-0082653	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2022. Notary Public My Commission Expires: _____ KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner: New Leaf Cold Storage LP 3067 Fairway Ave Kingsburg, CA 93631	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163 04 0A 528.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila K. Sutton, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **New Leaf Cold Storage LP, a California Limited Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 528 on the Plan of Hamilton Crossings Townhomes, a planned unit development of record in Instrument No. 20040212-0016945 as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sheila K. Sutton an unmarried person, by Warranty Deed from Charles W. Jackson and wife, and Hope Jackson, husband and wife of record in Instrument No. 20160907-0094192, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793.

Easement for Anchor, recorded in Book 10319, Page 987.

Easement for Public Utility Easement Water & Sewer Mains and Appurtenances, recorded in Instrument No. 20060120-0007573.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030731-0108672.

Registration of Instrument recorded in Book 8140, Page 227 and Book 8150, Page 866.

This is improved property located at 3001 Hamilton Church Road #528 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2022.

Sheila K. Sutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheila K. Sutton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2022.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024