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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 892453 DEEDWARR
07/22/2022 11:00:11 AM 2 pgs
Fees: $13.00 Taxes: $1,396.75

20220722-0084069

T-KW-22-8521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
New Leaf Cold Storage, L.P., a California Limited Partnership	**New Owner**	
(NAME)	(NAME)	**181-14-0A-163.00-CO**
3067 Fairway Avenue		
(ADDRESS)	(ADDRESS)	
Kingsburg, CA 93631		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY PATRICK WARD, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEW LEAF COLD STORAGE, L.P., A CALIFORNIA LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 217, on the plan of The Villas at Concord Place, Phase 3 filed as Exhibit to and established by Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20050922-0114218, as amended in Instrument No. 20060731-0092350 and 20061228-0160255, Register' s Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Larry Patrick Ward, Jr. a single man by Warranty deed from Kim Thompson nka Kimberly Sue Loggins and Jamie Loggins, wife and husband of record in Instrument No. 20180724-0072047 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 24, 2018.

The execution of this instrument is affected by the signature of Margaret Means as Attorney-in-Fact for Larry Patrick Ward, Jr. which Power of Attorney is recorded in Instrument Number 20220722-0084068 said Register's Office.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- All matters shown on the Plan of record in Instrument 20060317-0031088, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan on Exhibit A-1 to the Third Supplemental Declaration of Protective Covenants,Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument 20070130-0012170, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218,amended in Instrument 20060328-0035297, Instrument 20060501-0049958, Instrument 20060731-0092350, Instrument 20061228-0160255, Instrument 20070130-0012170, Instrument 20071129-0138690, as corrected in Instrument 20071213-0143550 and further amended in Instrument 20080226-0018882 and Instrument 20080318-0027346, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Utility and Drainage Easement in Instrument 20051219-0151953, Register' s Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement in Instrument 20050415-0042176, Register's Office for Davidson County, Tennessee.

- Quitclaim Deed for common areas in Instrument 20071017-0123089, Register's Office for Davidson County, Tennessee.
- Amendment to Charter for Villas at Concord Place HOA in Instrument 20081219-0121383, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements in Instrument 20050505-0050659 and Instrument 20051219-0151949, Register's Office for Davidson County, Tennessee.
- Quitclaim of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8521 Calistoga Way, Brentwood, Tennessee 37027**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th DAY OF JULY, 2022.

Larry Patrick Ward, Jr. by Margaret Means, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Larry Patrick Ward, Jr. and that she is authorized by Larry Patrick Ward, Jr. to execute this instrument on his behalf.

Witness my hand and official seal, this the 20th of July, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212