FROM: DFA DAIRY BRANDS FLUID, LLC, a Delaware limited liability company
TO: HARIOHM PARTNERSHIP, a Tennessee general partnership

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Hariohm Partnership P.O. Box 3469 Cookeville, TN 38502	(same)	092 08 0 353.00 for 225 14th Ave N 092 08 0 355.00 for 221 14th Ave N 092 12 0 520.00 for 219 14th Ave N

Karen Johnson Davidson County
Batch# 956069 DEEDWARRSP
12/29/2022 11:17:30 AM 6 pgs
Fees: $33.00 Taxes: $40,700.00
20221229-0133535

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ELEVEN MILLION AND NO/100 DOLLARS ($11,000,000.00) which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

NOTARY PUBLIC STATE OF TEXAS
TERESA YORK
Notary ID #11410261
My Commission Expires
November 9, 2026

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2022.

Notary Public

My Comm. Expires: 11-9-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **DFA DAIRY BRANDS FLUID, LLC**, a Delaware limited liability company formerly known as Dean Dairy Fluid, LLC, (the

"**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HARIOHM PARTNERSHIP**, a Tennessee general partnership (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

This conveyance is made subject and subordinate to the following permitted exceptions ("Permitted Exceptions"): current taxes and assessments not yet due and payable and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way, easements and other matters of record; all zoning ordinances or statutes and building, use and occupancy restrictions of public record; all public and private roads and easements; all matters that would be disclosed or apparent on a current survey, all of the foregoing without limitation or expansion of the scope of the special warranty herein contained.

Grantor covenants and binds himself, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to the Permitted Exceptions set forth herein, to which this conveyance is expressly made subject.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 19th day of December, 2022.

GRANTOR:

DFA DAIRY BRANDS FLUID, LLC, a Delaware limited liability company

By: _____
Name: Alan J. Bernon
Title: President & CEO

STATE OF TEXAS)

COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alan J. Bernon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the President & CEO of DFA Dairy Brands Fluid, LLC, a Delaware limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the foregoing entity.

Witness my hand and seal, this the 14th day of December 2022.

TERESA YORK
Notary ID #11410261
My Commission Expires
November 9, 2026

_____
NOTARY PUBLIC

My Commission Expires: 11-9-2026

EXHIBIT A

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN NASHVILLE, FIRST CIVIL DISTRICT, NINETEENTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF FOURTEENTH AVENUE NORTH AND HYNES AVENUE, BEING ALL OR PARTS OF LOTS NOS. 63, 64 AND 65 AS SHOWN ON THE PLAN OF HYNES ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN MINUTE BOOK B, PAGE 85, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HYNES AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF THE FIRST ALLEY WEST OF FOURTEENTH AVENUE NORTH;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, N 58° 41' 00" E. 125.92 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT 22.61 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF FOURTEENTH AVENUE NORTH, SAID CURVE HAVING A CENTRAL ANGLE OF 86° 21' 05", A RADIUS OF 15.00, A TANGENT OF 14.07 FEET AND A CHORD OF S 78° 08' 27" E, 20.53 FEET;

THENCE, WITH SAID RIGHT-OF-WAY LINE, S 34° 54' 47" E, 194.89 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE MARVIN W. STANSELL FAMILY L.P. BY DEED OF RECORD IN BOOK 9535, PAGE 751, R.O.D.C., S 58° 39' 20" W, 140.66 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF AN ALLEY;

THENCE, WITH SAID RIGHT-OF-WAY LINE, N 34° 43' 58" W, 209.00 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO DEAN DAIRY FLUID, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM SUIZA DAIRY GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO COUNTRY DELITE FARMS, LLC, SUCCESSOR BY MERGER TO COUNTRY DELITE FARMS, INC., OF RECORD IN INSTRUMENT NO. 202005140050096, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

A.P.N. 092-080-353.00 and 092-080-355.00 and 092-120-520.00

The Property is Improved and has the following street addresses:

225 14th Ave N, Nashville, TN

221 14th Ave N, Nashville, TN

219 14th Ave N, Nashville, TN

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on December 29, 2022.

Matt Foster
Signature

Date: 12/29/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of December, 2022.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

