THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201
Attention: Blake C. Bars, Esq.

Karen Johnson Davidson County
Batch# 1094011 DEEDWARRSP
01/25/2024 11:40:30 AM 7 pgs
Fees: $38.00 Taxes: $10,730.00
20240125-0005105

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Centennial Owner I, LLC 4117 Hillsboro Pike, Ste. 103-265 Nashville, Tennessee 37215	[Same]	080-00-0-015.00 (P/O) 091-00-0-049.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NATURE'S BEST ORGANICS OF TENNESSEE, LLC, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto CENTENNIAL OWNER I, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*signature page follows*]

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

NATURE'S BEST ORGANICS OF TENNESSEE, LLC,
a Tennessee limited liability company

By: _____
Name: SIDNEY G. BRIAN
Title: MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **SIDNEY G. BRIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MANAGER of **NATURE'S BEST ORGANICS OF TENNESSEE, LLC**, a Tennessee limited liability company, the within named bargainer, a limited liability company, and that he as such MANAGER executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as MANAGER..

WITNESS my hand and Official Seal at office this 12th day of January 2024.

BRANDON CATALANOTTO
NOTARY SEAL
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Brandy Catalanotto
Notary Public, State of Tennessee

Printed Name: Brandy Catalanotto
Notary Commission No. n/a
My Commission Expires: 11/8/27

Signature Page

Deed
0239060\202801\13525094v1

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF Tennessee)

COUNTY OF Williamson

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **Two Million Nine Hundred Thousand and 00/100 Dollars ($2,900,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of January 2024.

Brandy Catalanotto
Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
Legal Description

SITUATED in the 20th Council District, City of Nashville, Davidson County, Tennessee, being bounded on the south by Buckeye SE Terminals, LP as recorded in Instrument No. 202206170069427, in the Register's Office of Davidson County (RODC), Tennessee, and bounded on the west by Jimmy Mitchell as recorded in Instrument No. 201803010019008 (RODC) and being more particularly described as follows:

COMMENCE in the westerly right of way of Centennial Boulevard also being the northeast corner of Buckeye; thence leaving said right of way and along the line in common with Buckeye the following five (5) courses: South 59 deg. 43 min. 41 sec. West, 82.08 feet; thence South 56 deg. 02 min. 41 sec. West, 101.99 feet to the POINT OF BEGINNING; thence South 50 deg. 31 min. 43 sec. West, 102.15 feet; thence South 45 deg. 15 min. 27 sec. West, 122.41 feet; thence South 42 deg. 31 min. 04 sec. West, 1,023.36 feet to the corner in common with Jimmy; thence leaving Buckeye and along the line in common with Jimmy the following five (5) courses: North 47 deg. 30 min. 55 sec. West, 147.18 feet; thence North 42 deg. 29 min. 05 sec. East, 6.00 feet; thence North 47 deg. 39 min. 39 sec. West, 219.82 feet; thence South 60 deg. 47 min. 58 sec. West, 314.51 feet; thence North 69 deg. 59 min. 11 sec. West, 88.12 feet; thence leaving Jimmy, North 45 deg. 29 min. 50 sec. East, 606.05 feet; thence South 46 deg. 54 min. 39 sec. East, 266.70 feet; thence North 42 deg. 45 min. 04 sec. East, 252.77 feet; thence North 61 deg. 15 min. 05 sec. East, 314.16 feet; thence North 66 deg. 54 min. 05 sec. East, 209.85 feet; thence leaving Buckeye, North 61 deg. 47 min. 32 sec. East, 243.59 feet to the POINT OF BEGINNING.

Containing 327,457 square feet or 7.517 acres, more or less.

Bearings based on Tennessee State Plane Coordinate System.

Being a portion of the same property conveyed to Nature's Best Organic of Tennessee, LLC, a Tennessee limited liability company, by Quitclaim Deed from CBBT, LLC of record in Instrument No. 20191015-0105804, Register's Office for Davidson County, Tennessee, dated October 3, 2019 and recorded on October 15, 2019, also being a portion of the same property consolidated as a single parcel by Quitclaim Deed to Consolidate Parcels of record in Instrument No. 20240111-0002465, in the Register's Office for Davidson County, Tennessee, dated January 10, 2024, and recorded on January 11, 2024.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. Easement for water pipeline, recorded in Book 1038, Page 282, in the Register's Office for Davidson County, Tennessee.

3. Easement for power lines, recorded in Book 1585, Page 577, in the Register's Office for Davidson County, Tennessee.

4. Easement for right of way for Centennial Boulevard, recorded in Book 2494, Page 109, in the Register's Office for Davidson County, Tennessee

5. Grant of Transmission Line Easement recorded in Book 2882, Page 584, in the Register's Office for Davidson County, Tennessee.

6. Easement recorded in Book 1163, Page 229, confirmed in Book 3280, Page 319, in the Register Office for Davidson County, Tennessee.

7. Easement to Metropolitan Government of Nashville Electric Power Board of record in Instrument 20010226-0017449, in the Register's Office for Davidson County, Tennessee., in the Register's Office for Davidson County, Tennessee.

8. Right-of-way Easement for pipeline right of way, recorded in Book 3702, Page 332, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement as set forth in instrument recorded in Book 4231, Page 807, Book 4260, Page 692, and Book 4556, Page 716, in the Register's Office for Davidson County, Tennessee. (Easement Only).

10. Deed of Conveyance conveying easement for water main as set forth in instrument recorded in Book 4603, Page 285, in the Register's Office for Davidson County, Tennessee.

11. Easement Agreement as set forth in instrument recorded in Book 10498, Page 62, in the Register's Office for Davidson County, Tennessee.

12. Perpetual Easement dated December 16, 1999 between Shawn Touloeisani and Centennial Boulevard Associates, of record in Instrument No. 201007230057859, in the Register's Office for Davidson County, Tennessee. (Easement Tract Only)

13. Easement(s) contained indeed of Conveyance from Fabuglas Company Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewage Services, of record in Book 5652, Page 527, in the Register's Office for Davidson County, Tennessee.

14. Grant of Overhead Line Easement from Arden D. Bowman to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20010226-0017450, in the Register's Office for Davidson County, Tennessee.

15. Notice of Land Use Restrictions of record in Instrument Number 20230113-0003025, in the Register's Office for Davidson County, Tennessee.

16. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Leah M. Metcalf, TN RLS No. 3430, with S&ME, dated November 1, 2023, last revised January 4, 2024, and designated as Project No. 23470142 (as to Lot 2):

    a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b. Building setback lines;
    c. Portion of asphalt roadway is located over the boundary line at the southeast corner of the property;
    d. 8" sanitary sewer line located outsides of easement along southwestern boundary line;
    e. 100' TVA Transmission Line Easement on adjacent property extends into the property line;
    f. Building encroaches upon the TVA Transmission line easement by as much as 10.9';
    g. Building encroaches upon the 20' sanitary sewer easement;
    h. Covered or enclosed walkway between single story metal buildings encroaches over boundary line without the benefit of an easement;
    i. 15' Water Main Easement extends into building.

17. Declaration of Covenants and Restrictions of record at Instrument No. **20240122-0003239, in the Register's Office for Davidson County, Tennessee.

18. Terms and Conditions of Access, Drainage and Utility Agreement of record at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 12, 2024 (date of document).

Affiant Signature

January 24, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of January, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON