Bill Garrett Davidson County
Batch# 132049 DEEDWARR
08/22/2018 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20180822-0083363

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 20,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of August, 2018

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Porcupine Holdings, LLC
3478 Stagecoach Drive
Franklin, TN 37064
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04405015600

WARRANTY DEED

18NT00472

Effective the 22nd day of August, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

J.P. PERDUE, TRUSTEE U/A/D

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PORCUPINE HOLDINGS, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the map of Rayon City, not of record, and described according to a blue print of said map made July 30, 1928, by John Wilkes, Civil Engineer, as follows:

Lot No. 35 begins at the N.E. Corner of Bridgeway and Keeton Avenue; and runs thence northerly with the easterly margin of Keeton Avenue 150 feet to the S.W. corner of Lot No. 35, on the recorded map of Rayon City, as record in Book 843, Page 13, Register's Office for said County; thence Easterly with the Southerly line of said Lot No. 36, 50 feet to the corner of Lots No.s 34 and 35 of said unrecorded subdivision; thence southerly with the line between said two lots, 148.2 feet to the northerly margin of Bridgeway; thence westerly with the northerly margin of said Bridgeway 56 feet to the beginning.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to J.P. Perdue, Trustee U/A/D October 16, 1997 of the Perdue Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto., by Quitclaim Deed from J.P. Perdue, individually, dated 10/16/1997 and recorded 10/21/1997 in Book 10653, page 25, Register's Office for Davidson County, Tennessee.

201808220083363

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 22nd day of August, 2018.

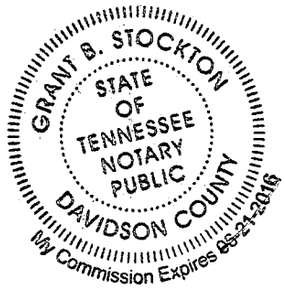
Lynn E. Dwyer Successor Trustee J.P.
Lynn Perdue Dwyer, Successor Trustee J.P.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lynn Perdue Dwyer, Successor Trustee J.P., the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of August, 2018.

Notary Public

My commission expires: 7/5/22



Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY